

This floor plan shows a 3-bedroom apartment with a balcony and two cupboards. The layout includes:

- Bedroom:** 16'10" x 14'4" (5.1m x 4.4m) with a window.
- Shower Room:** 10'5" x 9'3" (3.2m x 2.8m) with a shower, toilet, and sink.
- Kitchen:** 10'5" x 9'3" (3.2m x 2.8m) with a sink, stove, and refrigerator.
- Living Room:** 15'1" x 12'10" (4.6m x 3.9m) with a fireplace and two windows.
- Bathroom:** 19'3" x 11'6" (5.9m x 3.5m) with a bathtub, toilet, and sink.
- Hall:** A central hallway connecting the rooms.
- Cupboard:** Two cupboards are located near the hall.
- Balcony:** A balcony is attached to the living room.

- LARGE PENTHOUSE APARTMENT
- GARAGE INCLUDED
- Two Double Bedrooms
- Balcony Overlooking River
- Walking Distance To CC & Train Station
- Two Bathrooms
- No Onward Chain
- EPC- D

Islands House
Dennison Street, York
YO31 8YX



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Offers Over £260,000



** LARGE PENTHOUSE APARTMENT - GARAGE INCLUDED - CHAIN FREE **

Located off Huntington Road, positioned just north of York, is this loft apartment offering plenty of internal accommodation. Spacious in its layout, this property is offered with no onward chain and is ready to move into. Benefitting from a garage, this property also is conveniently placed for quick access to the city centre by foot, bike or public transport.

Accessed via a secure communal entrance, this property is located on the top floor. Internally the property offers a spacious landing which leads into the open plan kitchen living diner with French doors out to the balcony overlooking the River Foss. The kitchen offers plenty of storage through wall and base units with some integrated appliances. The hall provides access to two double bedrooms, an ensuite off the master bedroom and a four piece bathroom. There are also some deep cupboards for storage.

Externally the property offers ownership of a garage with visitor parking on site.

Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease - 155 years from 1 January 2007
Ground rent- £300 per annum
Ground rent review period- N/A
Service charge- £3,000 per annum

Council Tax Band - C

