Snoths

property on behalf of the vendor. atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the

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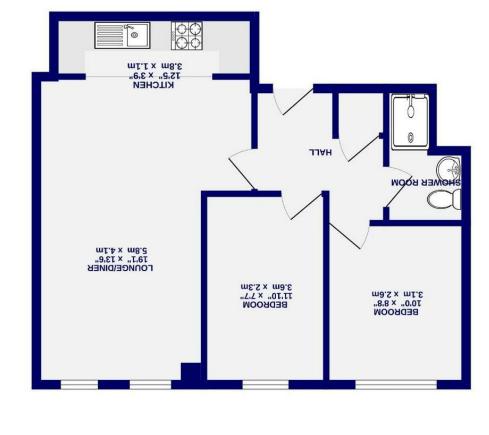
- - Ebc c

 - Open Plan Kitchen/Living Area
 - Modern Bathroom and Kitchen
 - Allocated Parking

 - Two Bedrooms
 - Well Presented
 - Ground Floor Apartment
 - - A bned xeT lionuo

Leasehold

YO30 4XE Cliften Moor, York 1 Nova, George



1 Nova, George Cayley Clifton Moor, York YO30 4XE

£175,000



2



Set to the north of York, just a short distance from Clifton Moor Retail Park and within easy reach of the city centre and outer ring road, is this well-presented two bedroom ground floor apartment. Offering modern interiors, allocated parking and over 240 years remaining on the lease, the property will appeal to both first time buyers and investors alike.

Accessed via a secure communal entrance with intercom system, the apartment opens into a welcoming hallway which leads through to an open plan living and kitchen space. Finished with laminate flooring, this bright and spacious area features a modern kitchen with glossy white units, tiled splashbacks and a range of integrated appliances including oven, hob, extractor, fridge freezer, dishwasher and washer dryer. The living area is bathed in natural light and provides ample room for both seating and dining.

There are two generous double bedrooms, each carpeted and well-lit, together with a contemporary bathroom finished with white tiling and a walk-in shower.

Externally, the property benefits from an allocated parking space, along with access to a secure communal bike store and bin store.

Offered for sale with no onward chain, this apartment represents an excellent opportunity to purchase a modern home in a convenient location. Viewing is highly recommended.

Leasehold

Lease Length- 241 years remaining Ground rent: £157.25 per annum Service charge: £1,092.60 per annum Sinking fund £232.32 per annum

Council Tax Band- B









