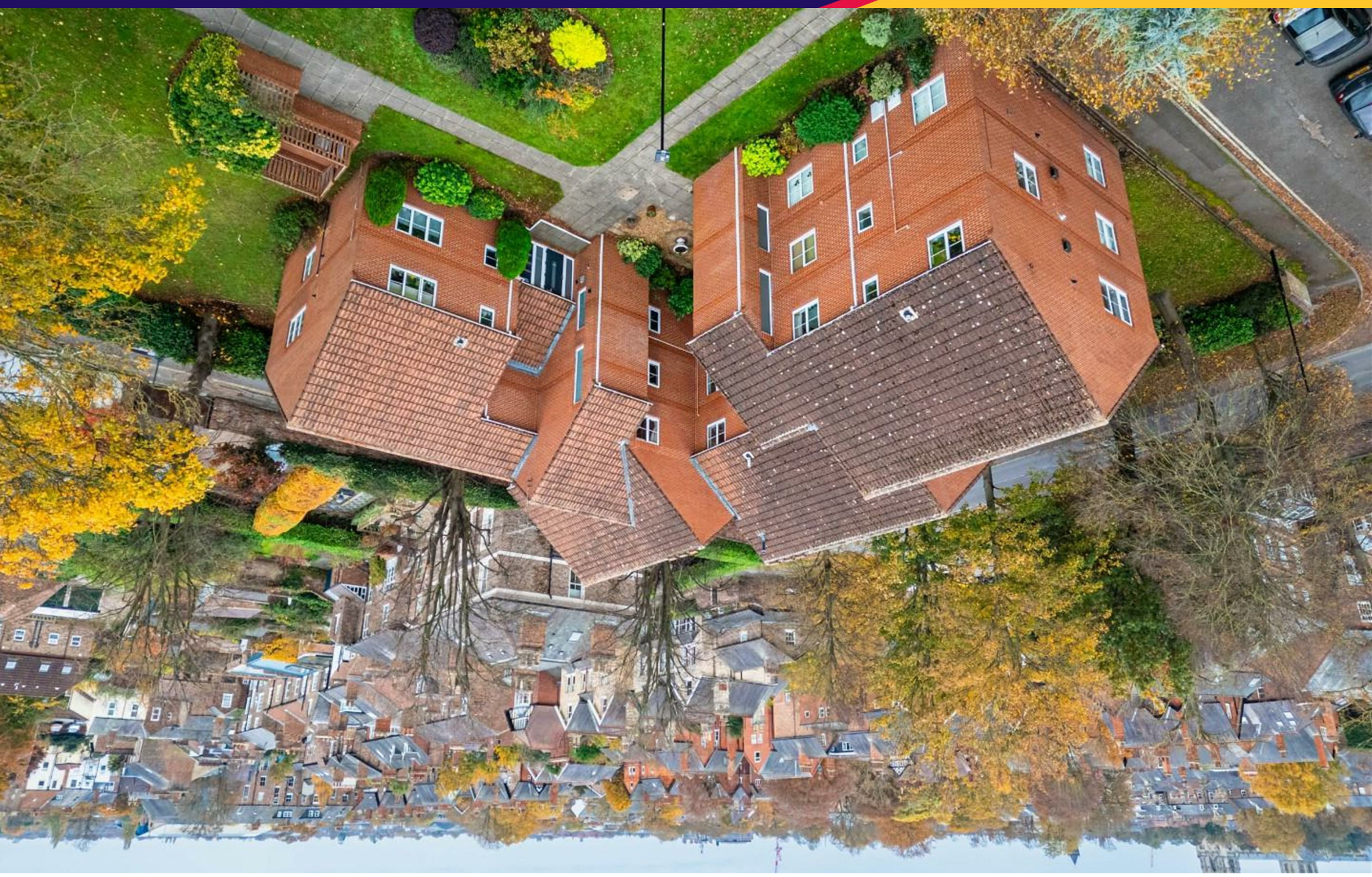
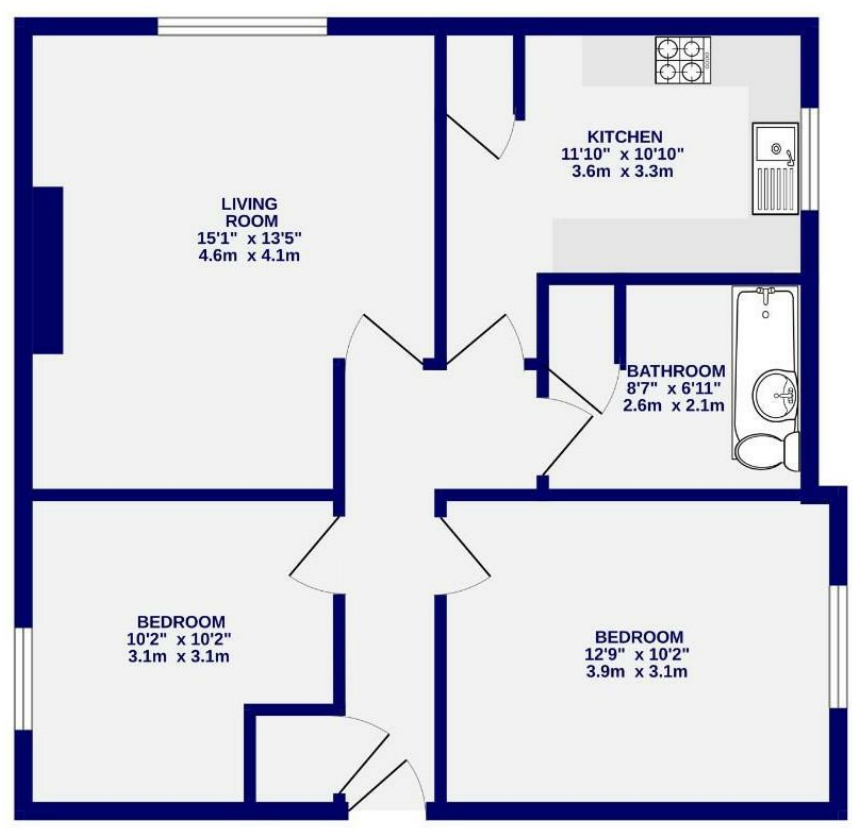


Burton Stone Lane
, York
YO30 6BZ

Leasehold
Council Tax Band - B

- Top Floor Apartment
- Two Double Bedrooms
- Prime Bootham Location
- Spacious Living Room
- Close to Amenities And City Walks
- Owner-Occupied Development
- Leafy Garden Views
- No Onward Chain
- Allocated Parking Space
- EPC C

3RD FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, 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 statements 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 property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Burton Stone Lane
, York
YO30 6BZ

£230,000

2 1

Ashtons Estate Agents are delighted to offer this spacious two bedroom top floor apartment, occupying a sought-after position within Burton Court, a small collection of owner-occupied apartments set amongst beautifully maintained communal gardens. Situated just a short walk along Bootham from York city centre, the property is ideally placed for the River Ouse, renowned restaurants, local amenities and the railway station.

Accessed via a private communal entrance, the apartment has its own front door on the top floor. Inside, the accommodation is light and airy, with leafy views and a welcoming sense of space throughout. The generous living room features a fireplace with gas fire and ample room for furnishings, while the separate kitchen is fitted with a range of wall and base units. The property also benefits from a mains gas boiler, offering the potential for lower heating and running costs compared with similar electrically heated properties.

Both bedrooms are good-sized doubles and feature full-length mirrored built-in wardrobes, providing excellent storage. The bathroom is fitted with an electric shower.

Outside, Burton Court is surrounded by well-kept communal gardens, creating an attractive and peaceful setting. The apartment also benefits from allocated parking and secure, lockable communal bike storage.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a generously proportioned apartment within a popular development, with the scope to make it your own while enjoying the best of York on your doorstep.

Length of lease – 957 years remaining
Ground rent – £10 per annum
Service charge – £1,659 per annum



















