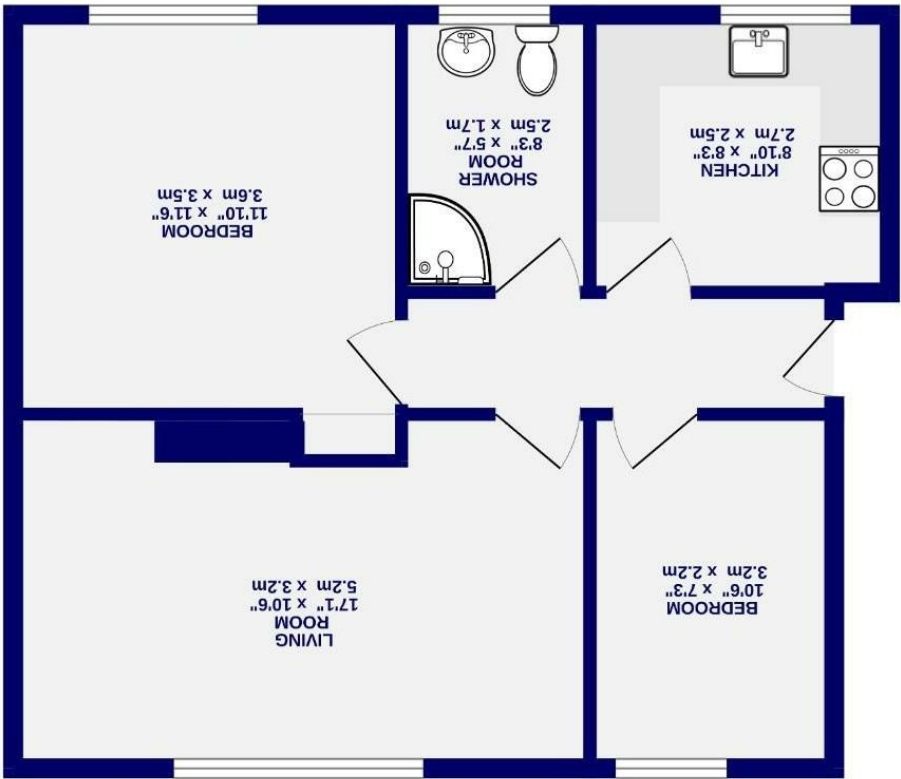




Swann Street Bishopthorpe Road, YO23 1AF

Leasehold
Council Tax Band - A

- First Floor Apartment
- Two Bedrooms
- Sought After Residential Setting
- Ideal First Home Or Investment
- Communal Gardens
- External Store & Shed
- No Onward Chain
- EPC D



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are approximate. It is advised that prospective buyers should verify the accuracy of the floorplan and measurements by taking their own measurements. This plan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The services, systems, fixtures and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given in feet and inches and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The services, systems, fixtures and appliances shown have not been tested and no guarantee is given as to their operation.

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.

Swann Street
Bishopthorpe Road, York
YO23 1AF

£170,000

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Situated just outside York's historic city walls, this well-maintained apartment offers the perfect combination of city living and everyday convenience. Within easy walking distance of Bishopthorpe Road's award-winning independent shops, cafés, restaurants and local amenities, as well as York city centre, it is ideally positioned for first-time buyers, professionals, downsizers or investors alike.

Accessed via a secure communal entrance with an intercom entry system, stairs lead to the first-floor apartment. The entrance hall provides access to all rooms and creates a welcoming first impression. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace, with space and plumbing for freestanding appliances.

The property also benefits from a contemporary, fully tiled shower room complete with a walk-in shower, wash basin, WC and heated towel rail.

There are two generous bedrooms, both offering versatile accommodation whether used as bedrooms, a guest room or a home office.

Externally, residents can enjoy well-maintained communal gardens to the rear, along with the added benefit of a useful external storage shed and an additional storage cupboard on the communal landing.

A fantastic opportunity to purchase a spacious apartment in one of York's most sought-after locations, offering easy access to the city centre while enjoying the vibrant community feel of Bishopthorpe Road. Offered no onward chain.

Leasehold
Length of lease- 101 years remaining
Ground rent - £10 per annum
Ground rent review period- fixed
Service Charge- £230 per annum

