

Ashtons

Layerthorpe, Layerthorpe, York, YO31 7XU

Layerthorpe

Layerthorpe, York
YO31 7XU

Offers Over £180,000

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This well-presented two-bedroom loft apartment is ideally located in the popular residential area of Layerthorpe, just a short stroll from York city centre. Offering an allocated parking space, the property combines convenience, style, and comfort in a sought-after setting.

Situated close to Foss Islands Retail Park, residents benefit from easy access to a variety of local amenities, including supermarkets, coffee shops, and gyms. York Minster is less than a mile away, and York railway station is also within easy reach, making this a perfect base for commuters and city lovers alike.

The accommodation briefly comprises a welcoming central hallway with useful storage, leading to a recently modernised kitchen fitted with a range of stylish units and integrated appliances. The spacious open-plan lounge and dining area enjoys dual-aspect windows, filling the room with natural light and creating a bright, airy atmosphere.

There are two well-proportioned double bedrooms and a contemporary family bathroom, all finished to a high standard.

Outside, the property includes an allocated private parking space, access to a communal garden, and a secure bike store, offering both practicality and peace of mind.

Leasehold
Length of lease- 115 years remaining
Ground rent- £250 per annum
Ground rent review period- Every 15 years it doubles. Next being 2030.
Service charge- £1600 per annum
Holiday lets not permitted

Council Tax Band - B





















Layerthorpe
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YO31 7XU

Leasehold
Council Tax Band - B

- Allocated Parking
- Close To City Centre
- Updated Kitchen & Bathroom
- Loft Apartment
- Two Double Bedroom
- Ideal First Home
- EPC C

SECOND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.8 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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Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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