


property details **approval form**

Apartment 2 Block D, Aviator Court, York, North Yorkshire, England, YO30 4UZ

Date: 17 December 2025

Property Ref and Version: HAX106120 - 0005



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£215,000

Tenure: Leasehold

>> **key features**

- > Two Double Bedrooms
- > Open Plan living
- > Private Entrance
- > Allocated Parking
- > Great City Centre Connections
- > EPC Rating: D

>> **short description**

This spacious ground floor apartment with allocated parking in the popular Clifton Moor area of York offers modern open-plan living and two generous double bedrooms, making it ideal for couples, sharers, or small families.

>> **long description**

This spacious ground floor apartment with allocated parking in the popular Clifton Moor area of York offers modern open-plan living and two generous double bedrooms, making it ideal for couples, sharers, or small families. The property benefits from its own private entrance and a lovely garden, providing both privacy and outdoor space to enjoy. Perfectly situated close to Clifton Moor's shops, restaurants, and local amenities, with excellent transport links to York city centre, this home combines comfort and convenience in a highly sought-after location.

>> **directions**

>> **Agent Note**

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>> **room description**

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>> **room description**

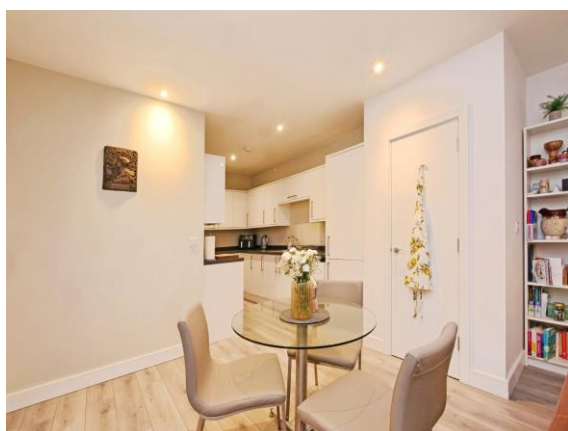
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>> **property images**



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>> **property images**



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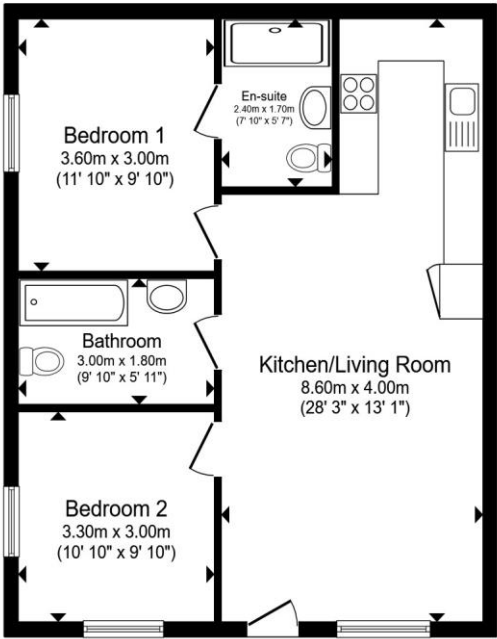
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>> floor plan



Total floor area 61.1 m² (657 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Sarah Ezard		
Mr S.W. Hardgrave		