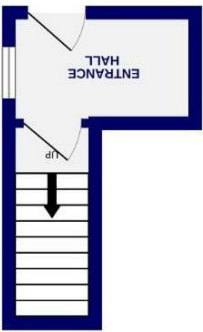
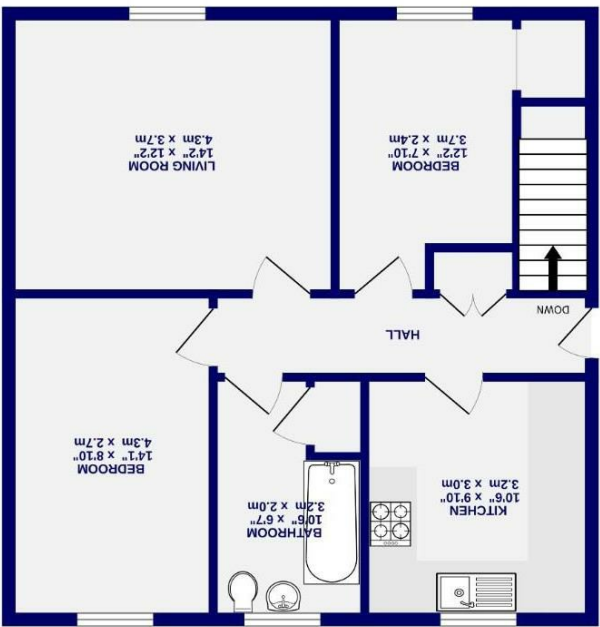


Burnholme Avenue Burnholme, York YO31 0NA

Leasehold
Council Tax Band - A

- First Floor Apartment
- Two Bedrooms
- Excellent School Catches
- Well Presented
- A Short Walk From Heworth
- Communal Gardens
- EPC C



What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is not intended to be used 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.

Burnholme Avenue
Burnholme, York
YO31 0NA

Offers In The Region Of
£165 000

2 1

Located to the east of York, this well presented two bedroom first floor apartment offers generous living accommodation within a sought after residential area. Ideally positioned for access to the city centre, local amenities and commuter links, the property is likely to appeal to first time buyers and investors alike.

The apartment is accessed via an entrance hall with stairs leading to the first floor. An inner hallway includes a useful storage cupboard and provides access to the principal rooms.

The spacious living room features a large double glazed window, allowing plenty of natural light into the room, together with laminate flooring and a central heating radiator.

The separate kitchen is fitted with a range of wall and base units, preparation surfaces and tiled splashbacks. There is an integrated oven with gas hob, an inset sink and space for additional appliances.

There are two well proportioned double bedrooms, both featuring double glazed windows and central heating radiators. The accommodation is completed by a generous modern bathroom with a panelled bath and shower over, wash hand basin, WC and radiator.

Externally, residents have a useful storage shed and access to a shared outdoor area at the rear,

Offering spacious and well maintained accommodation in a convenient location, an internal inspection is highly recommended.

Leasehold
Length of lease- 97 years remaining
Ground rent - £320.88 per annum
Service Charge- £265.32 per annum

Council Tax Band- A

