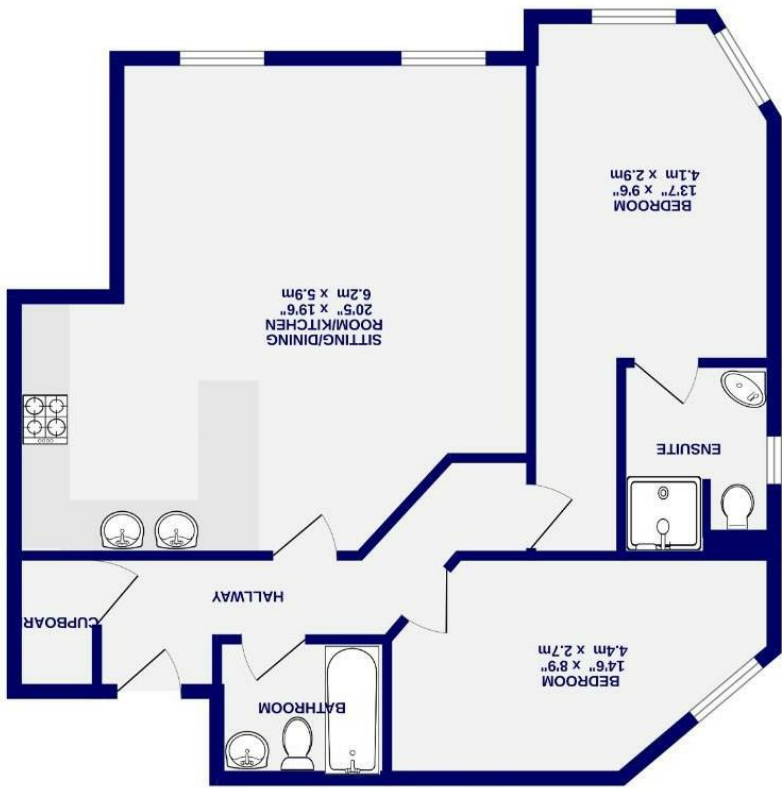


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

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.



- Top Floor Apartment
 - Two Double Bedrooms
 - Ideal for investment or those looking to be close to the city centre
 - Off Street Parking
 - Just Off Bootham
 - Two Bathrooms
 - EPC C
- Leasehold
Council Tax Band - C
- # Grange House West Grange Court, YO30 6AP



Grange House

West Grange Court, York

YO30 6AP

£220,000



A top floor two bedroom apartment with two bathrooms, located just off Bootham and close to the popular Clifton green. Ideally positioned for York City Centre, York District Hospital and St Peters School the property is likely to appeal to a range of purchasers. Offered with vacant possession this two bedroom apartment has been competitively priced.

A unique private development, West Grange Court is located less than a mile from York's historic city walls and enjoys a variety of local amenities as well as the wealth of activities the city centre has to offer. It is conveniently located for access to York District Hospital and the railway station is approximately a one mile walk.

Entering the building from a well maintained and secure entrance hallway via stairs to the top floor. The apartment itself has its own entrance hallway with storage, leading to an open plan lounge/ dining/ kitchen. The kitchen has a light wood effect finish and include appliances such as a double oven and a fridge freezer. The property would be ideal for investment or for those wanting to be close to the city centre, as its offers two double bedrooms and two modern bathrooms. The main bedroom offers an ensuite shower room and the second double bedroom has easy access to the family bathroom.

Externally the property benefits from communal gardens, a private off street parking space, as well as bin and bike storage.

This property is offered for sale with no onward chain and viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

Leasehold
Length of lease 102 years remaining
Ground rent £102 p.a
Service charge £1416 p.a

Council tax band C

