



6 Assembly House The Avenue  
York, YO30 6BN  
Guide Price £475,000



Ideal for professionals or down-sizers, this home offers a rare sense of space and light, with a larger than average living space. At the heart of the property is a striking open plan sitting and dining room that stretches across three sides of the apartment. Multiple windows create a light and bright environment. The kitchen, installed in Spring 2024, is a sleek Nolte design with Silestone surfaces and integrated Siemens appliances, all with smart technology and LED lighting.

Both bedrooms are large with fitted wardrobes. There is a spacious en-suite shower room with underfloor heating and a generous wet-room as the family bathroom.

Outside there are large mature communal grounds which create a green and private space to enjoy with no maintenance required by the owner. There is an allocated parking space within a secure gated area, with guest parking options and cycle storage.

Located just off Bootham, this apartment is a short walk to Clifton Green with its local shops and amenities for everyday essentials. York centre and the railway station are an easy walk away, as are the cycle and running routes and lovely Homestead Park with walks and play areas. Commuters have easy access to the York ring road connecting to major routes. This apartment is a great choice for those seeking both lifestyle and location.

**Entrance Hallway**

Entrance door, large walk-in cupboard, study area, power points, double doors to;

**Dining Area**

Double glazed window to front, wall mounted electric heater, carpeted flooring, power points





### **Kitchen**

Two double glazed windows to front, upgraded kitchen with modern units and 'Silestone' worktop, eye level multi-combination double oven and hob, integral dishwasher, washing machine, fridge and freezer, 'Amtico' flooring, recessed spotlights, mirrored splashback, power points

### **Sitting Room and Lounge Area**

Double glazed windows to side, two wall mounted electric heaters, carpeted flooring, TV and power points, intelligent lighting

### **Master Bedroom**

Double glazed window to rear, fitted wardrobes, carpeted flooring, power points

### **En-Suite**

Walk-in shower cubicle, low level WC, wash hand basin, mirror with shaver point, tiled flooring, spotlights, extractor fan, underfloor heating, opaque window to side

### **Bedroom 2**

Double glazed window to rear, fitted wardrobes, wall mounted electric heater, carpeted flooring, power points

### **Shower Room**

Large walk-in tiled shower enclosure, low level WC, wash hand basin, tiled flooring, electric radiator, recessed spotlights, extractor fan, mirror with shaver point

### **Outside**

Gated allocated parking with visitor spaces, storage areas and communal gardens.

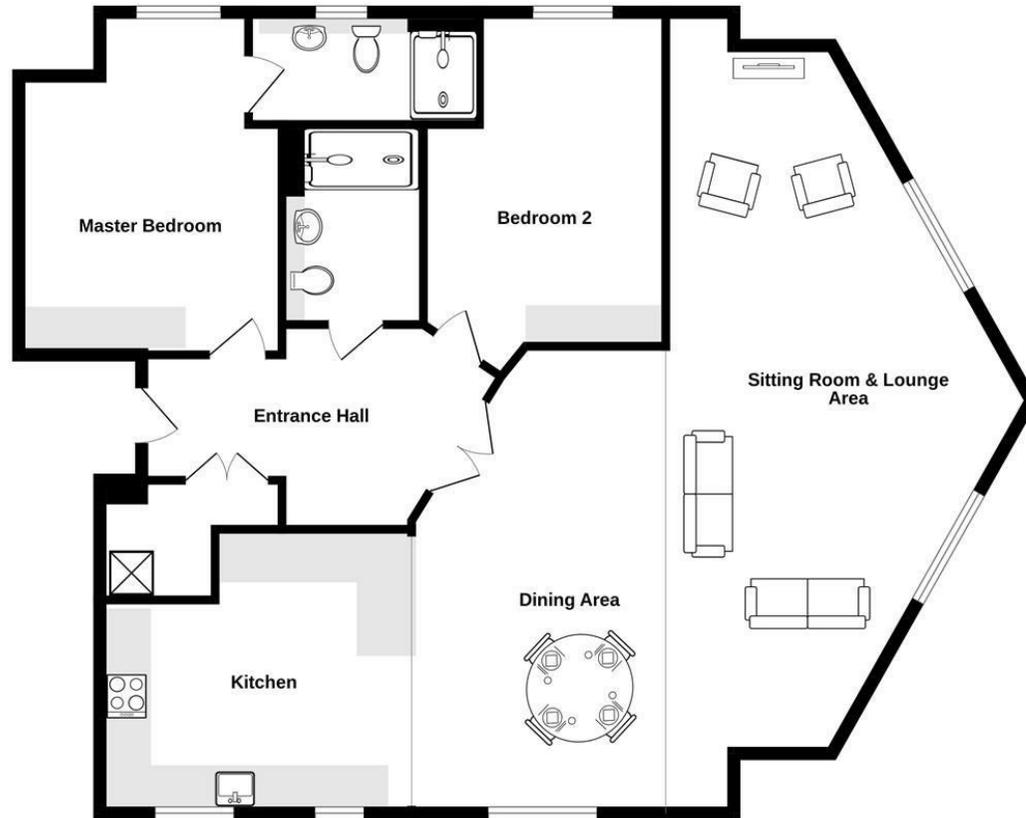
### **Lease and Service Charges**

To be advised



## FLOOR PLAN

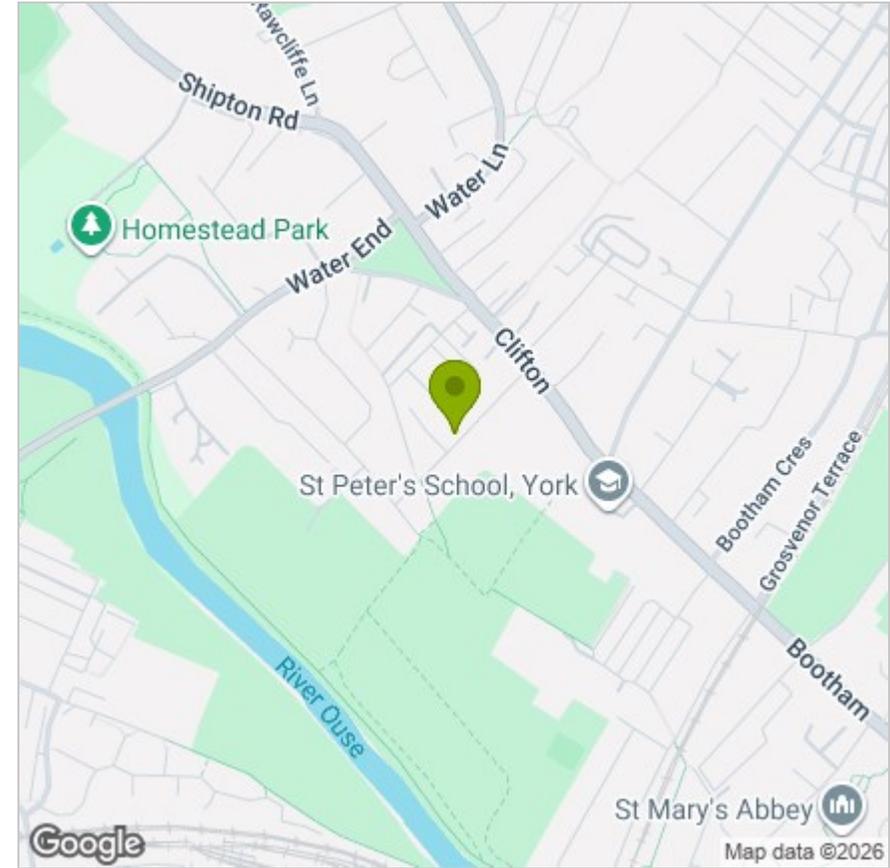
Second Floor  
1322 sq.ft. (122.8 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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## LOCATION



EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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