



# Bishopthorpe Road , York

YO23 1DQ

£450,000



A beautifully presented two bedroom duplex apartment arranged over the first and second floors of this highly regarded development, offering spacious modern living, high specification finishes and excellent on site amenities in a prime York location.

The property is accessed via a welcoming front entrance hallway with useful built in storage, leading through to a stunning open plan living, dining and kitchen space. The contemporary kitchen is fitted with stylish grey cabinetry, white quartz worktops and a full range of integrated appliances, creating a sleek and functional cooking environment. Full height French doors open directly onto a large south facing balcony, providing an ideal space for outdoor dining and relaxing while enjoying natural light throughout the day.

Also on this level is the impressive master bedroom, featuring fitted wardrobes and a modern ensuite bathroom comprising a three piece suite with walk in shower and luxury fittings. A separate family bathroom is also located on this floor and includes a shower over bath with high quality vanity units and contemporary sanitary ware.

The upper floor hosts a further double bedroom complete with a mezzanine area, offering a versatile additional space ideal for a study, dressing area or occasional seating.

Externally, the development benefits from a communal foyer with concierge service, lift access and stairwells serving all floors. The apartment also includes two allocated parking spaces along with additional visitor parking.

Located just off Bishopthorpe Road, one of York's most sought after and vibrant residential areas, the property offers excellent access to independent shops, cafés, restaurants and the city centre, while maintaining a peaceful residential setting.

Leasehold  
Length of lease- 240 years remaining  
Ground rent - £200 per annum  
Service Charge- £3,400 per annum  
Council Tax Band - E

