



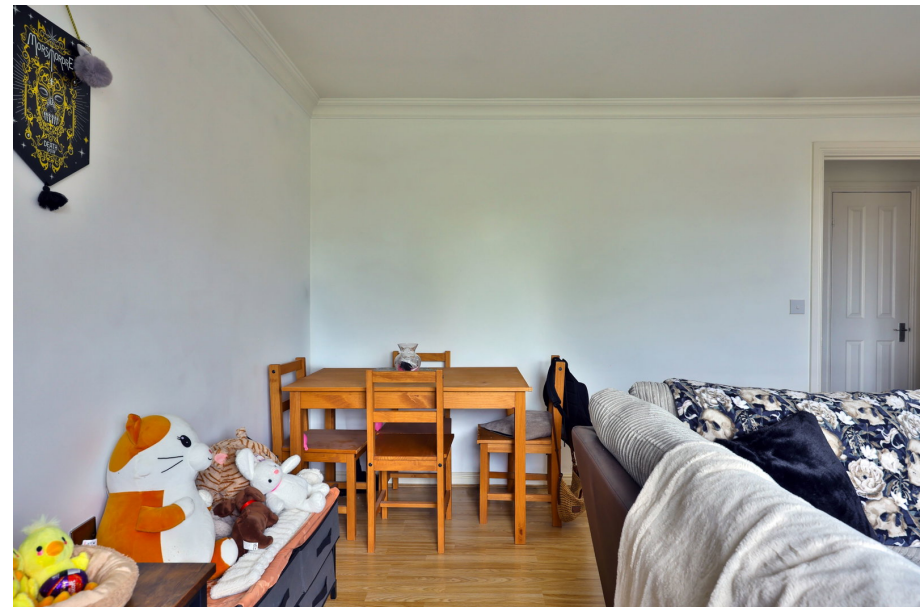
ROB LETTS

PROPERTY
exp UK

Redbarn Drive, York

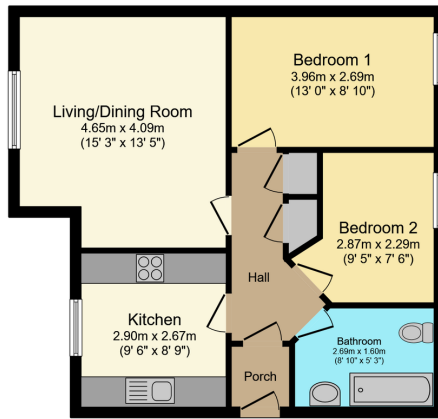
Guide Price £185,000

2 1 1



Situated on the top floor of a well-maintained development, this bright and spacious two-bedroom apartment offers a fantastic opportunity for first-time buyers, investors or those seeking a low-maintenance home in a well-connected York location. The property has been cleverly designed to maximise privacy, with only the bathroom adjoining a neighbouring apartment, allowing the main living areas and bedrooms to feel quiet and well separated. The heart of the home is the generous lounge and dining space, filled with natural light and finished with modern wood-effect flooring, creating a comfortable and versatile area for everyday living. The separate kitchen is well equipped with a range of appliances including a gas hob, oven, fridge/freezer, dishwasher and washing machine, along with ample storage. Both bedrooms are genuine doubles, with the main bedroom benefitting from fitted wardrobes and additional drawer space, while the second bedroom offers flexibility for guests or home working. Externally, the property enjoys well-kept communal grounds and allocated parking. Ideally positioned close to the University of York, local amenities, the A64 and York city centre, this is a practical and appealing home in a sought-after location.



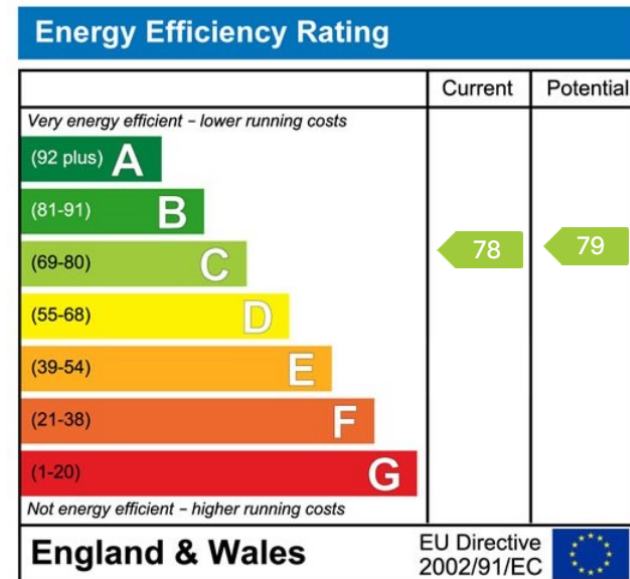


Floor Plan
Floor area 58.8 sq.m. (633 sq.ft.)

Total floor area: 58.8 sq.m. (633 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

- No neighbours above and only bathroom adjoining
- Separate modern kitchen with integrated appliances
- Fitted wardrobes and storage to main bedroom
- Three-piece bathroom with shower over bath
- Excellent location near University of York, A64 and city centre
- Bright and spacious lounge/dining area
- Two genuine double bedrooms
- Flexible second bedroom / home office space
- Allocated parking and well-maintained communal grounds
- When enquiring about this property, please quote ref: RL0918



ROB LETTS

exp^{UK}



07538 298 866



roblettts.exp.uk.com



rob.letts@exp.uk.com