

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

Riverside Lodge Bishopthorpe Road

York, YO23 1LJ

Selling Price £310,000

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NO FORWARD CHAIN! HIGHLY DESIRABLE LOCATION! We as agents are delighted to have the opportunity to present to the market this bright and spacious top-floor apartment with views overlooking the river and being nestled in the sought after Riverside Lodge development off the ever popular Bishopthorpe Road.
The modern apartment has the benefit of gas central heating and offers two well-proportioned bedrooms (including a master with en suite), a generous open-plan living space with dual aspect, modern kitchen, family bathroom, and excellent built-in storage in the spacious entrance hall. The property also benefits from a loft with potential for conversion (subject to permissions), residents' parking, and guest parking. Ideally located near Bishopthorpe Road's shops and cafés, within a 5 minute walk to York Racecourse and the Knavesmire and York city centre close by, this is a superb opportunity for first-time buyers, downsizers or investors alike.







Communal Entrance
Communal entrance, stairs to third floor, door to:

Entrance Hall
Large storage cupboard, loft access



Living Room
15'11" x 14'6" (4.86m x 4.42m)
Feature glass panel door to living room, Upvc French doors to Juliet balcony, Upvc window to rear, double panelled radiator x 2 , coving, power points, skirting, engineered oak flooring

Bedroom 1
15'11" x 10'9" (4.86m x 3.30m)
Coving, Upvc window to rear, single panelled radiator, power points, skirting, carpet, door to:



En-Suite
Walk in shower cubicle, wash hand basin, low level wc, heated chrome towel rail, part tiled walls









Bedroom 2

14'2" x 8'11" (4.34m x 2.74m)

Upvc window to front, coving, single panelled radiator, power points, skirting, carpets

Kitchen

10'9" x 9'5" (3.30m x 2.89m)

Upvc window to front, modern fitted wall and base units, integral oven with 4 gas hob above, integral fridge freezer, cupboard housing combi boiler, part tiled walls, tiled flooring.

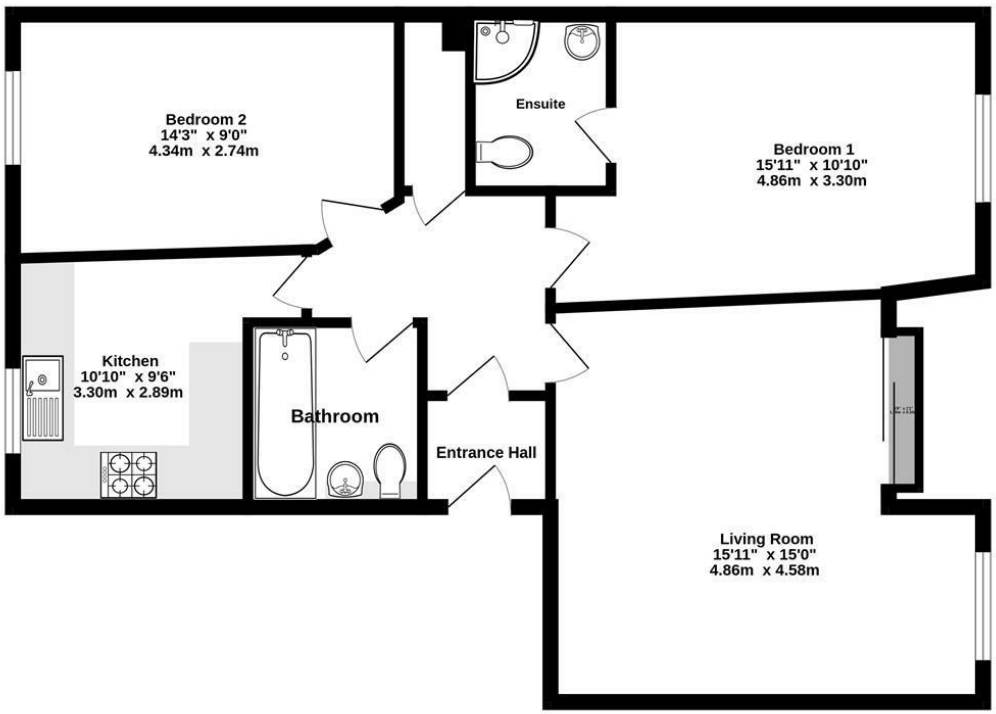
Bathroom

Bath, low level WC, wash hand basin, part tiled walls, tiled flooring, heated chrome towel rail

Communal Gardens

Block paved driveway, allocated parking, communal gardens to the rear.

FLOOR PLAN



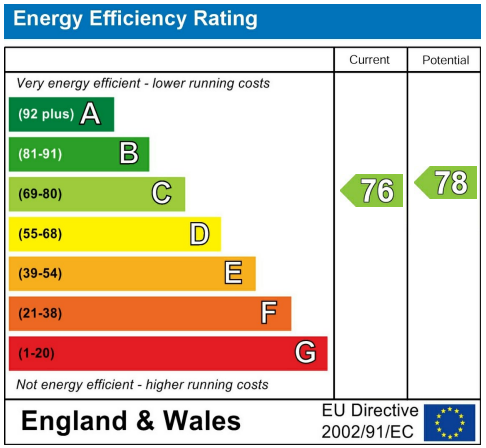
TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

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



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