

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

11 Fairfield Court Gale Lane, York, YO24 3EX

Guide Price £165,000









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CHURCHILLS ESTATE AGENTS ARE DELIGHTED TO OFFER FOR SALE THIS ONE BEDROOM FIRST FLOOR APARTMENT, close to many local amenities, local schools as well as being on a good bus route and with easy access to York City Centre. The well proportioned living accommodation briefly comprises entrance hall, lounge/diner, modern fitted kitchen, master bedroom and bathroom. The development is accessed via electric gates and has an allocated parking space, bin store and cycle store, there are also well maintained lawned communal gardens.

An internal inspection is highly recommended to fully appreciate the size and condition on offer.

Description

Entrance Hallway
Coving to ceiling, laminate flooring, electric storage heater, telecom.

Lounge/Dining Room
21'1 x 10'8
Laminate flooring, coving to ceiling window to side elevation, with Juliette balcony, electric wall heater.

Kitchen
9'8 x 7'7
Well fitted kitchen with a range of base and wall mounted units, incorporated roll top work surfaces, tiled splashback, electric hob and oven, plumbing for automaniac washing machine, one and half sink with mixer tap over, spotlights to ceiling, tiled flooring.

Bedroom 1
11'6 x 11'3
Laminated flooring, electric storage heater, window to side elevation, wardrobe and chest of drawers.

Bathroom
7'7 x 5'11
Panelled bath, low level W.C, Pedestal was basin, heated towel rail, tiled floor, part tiled walls, shaver socket.

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

The photographs comprise a mixture of recent images and photographs from a previous listing. Older photographs may not reflect the property's current condition or presentation. Prospective purchasers are advised to view the property and satisfy themselves as to its current condition.



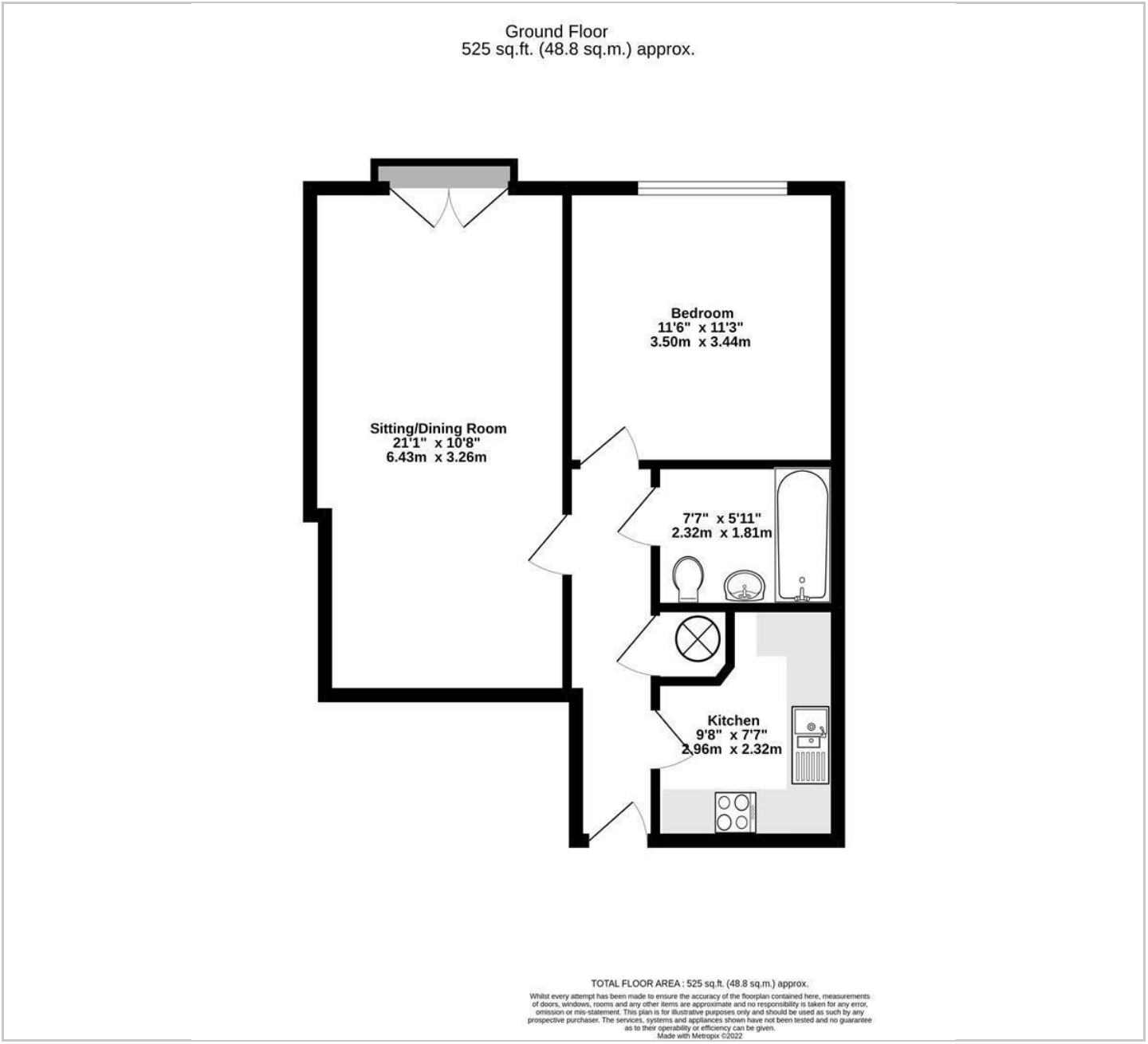
Features

- Spacious One Bedroom First Floor Apartment.
- Excellent Location Close To Local Amenities, Schools And Good Bus Routes.
- Easy Access To York City Centre.
- Excellent Order Throughout With Well-Proportioned Accommodation.
- Allocated Parking Space, Bin Store, Cycle Store And Well-Maintained Communal Gardens.
- The development is accessed via electric gates.
- Council Tax Band B
- EPC B83

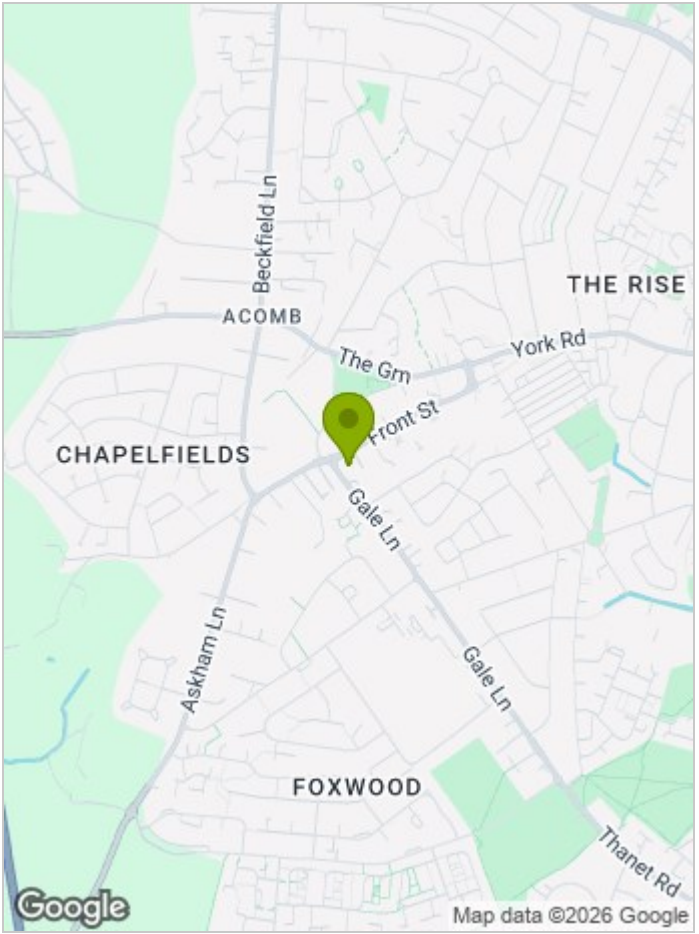




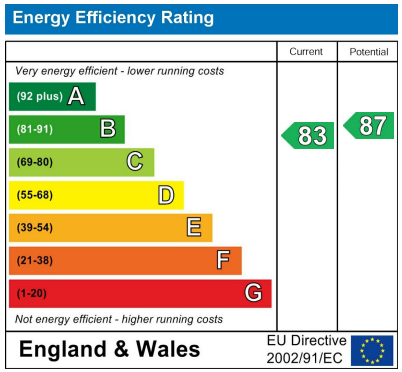
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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