



7B Riverside Lodge Bishopthorpe Road
York, YO23 1LJ

Offers Over £322,500



Situated in the sought-after Riverside Lodge development just off Bishopthorpe Road, this well-presented two-bedroom apartment offers spacious and comfortable living in one of York's most desirable locations. Enjoying a peaceful setting close to the River Ouse, the property is within easy walking distance of the city centre, the popular independent shops, cafés, and restaurants of Bishopthorpe Road, and scenic riverside walks.

The apartment features a bright and generously proportioned living space, a well-appointed kitchen, two double bedrooms, and two bathrooms, including an en-suite to the principal bedroom. Externally, the property benefits from an allocated parking space, providing added convenience.

Ideal for professionals, downsizers, or investors alike, this superb apartment combines a prime riverside location with excellent local amenities and easy access to York city centre.



Entrance Vestibule

Entrance door, built-in cupboard, laminate flooring.

Entrance Hall

Ceiling coving, storage cupboard, double panelled radiator, carpet.

Living Room

15'1 x 14'6 (4.60m x 4.42m)
uPVC window to side, French doors to Juliet balcony, coving, double panelled radiator, TV point, power points, carpet.



Bedroom 1

15'8" x 11'6" (4.80m x 3.52m)
uPVC window to side, coving, 5 door fitted wardrobe, double panelled radiator, power points, carpet. Door to:





En-Suite

Walk-in shower cubicle, was hand basin, low level WC, extractor fan, tiled walls, tiled flooring.

Bedroom 2

14'3 x 9'0 (4.34m x 2.74m)

uPVC window to side, coving, double panelled radiator, power points, carpet.

Kitchen

10'10 x 9'6 (3.30m x 2.90m)

uPVC window to side, wall and base mounted units, oven and 4 ring gas hob, washing machine, dishwasher, fridge freezer, double panelled radiator, power points.

Bathroom

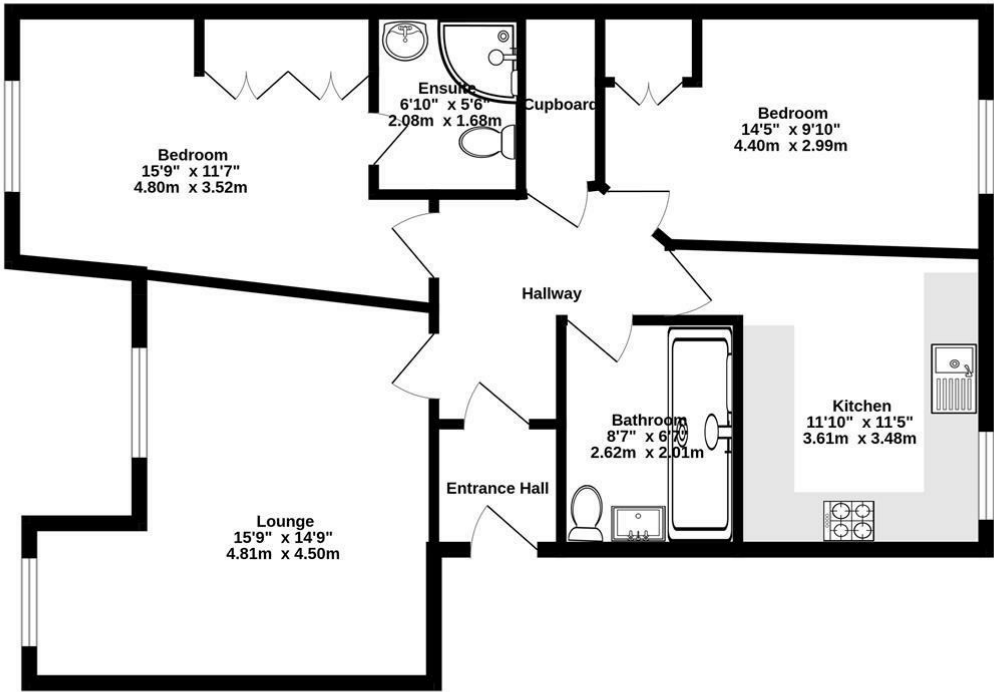
Walk-in shower cubicle, wash hand basin, low level WC, fitted cupboards, mirror.

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.

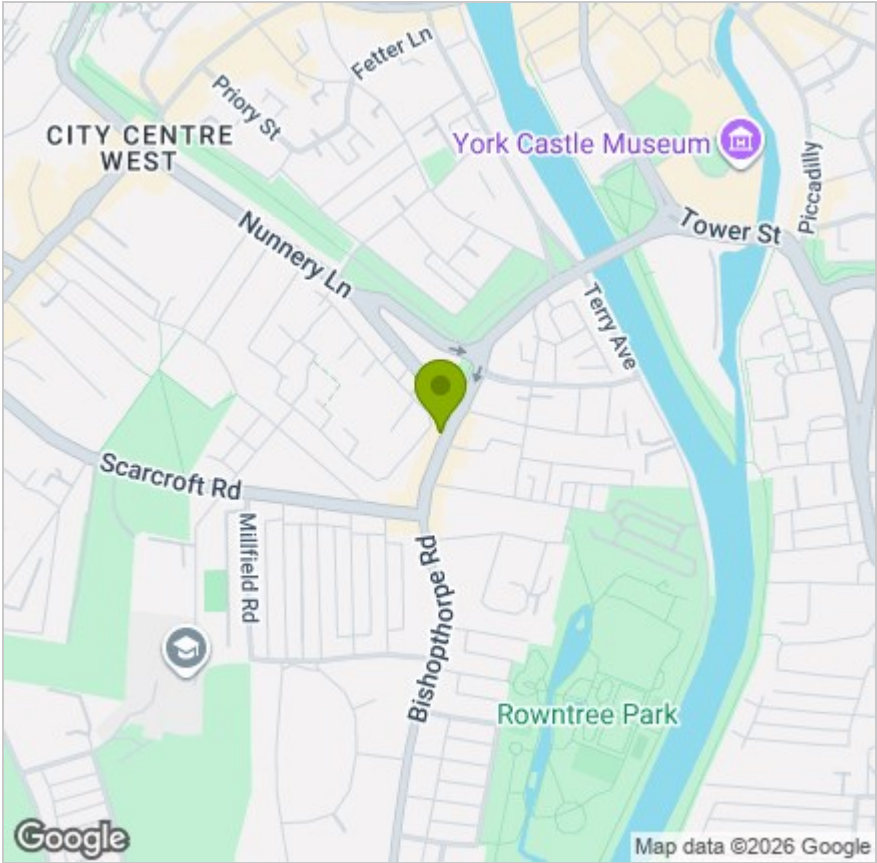
FLOOR PLAN

First Floor
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.