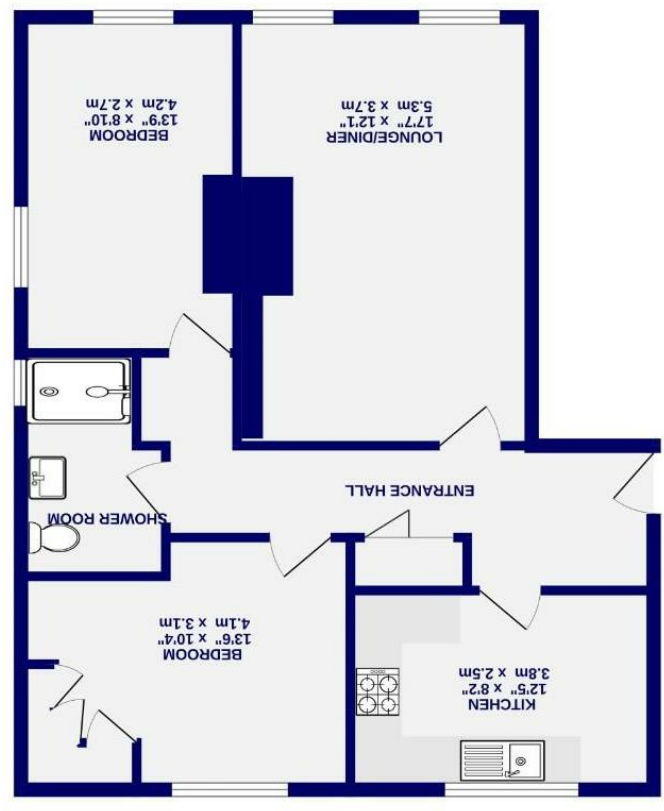


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GROUND FLOOR  
71.0 sq. ft. (66.0 sq. m.) approx.

- Charming Ground Floor Apartment
- Two Double Bedrooms
- Lounge Diner
- Fitted Kitchen
- Stunning Shower Room And WC
- Communal Gardens
- Garage
- Sought After Village
- No Ground Rent
- EPC - D

Leasehold - Share of Freehold  
Council Tax Band - B

# Derwent Court, Skipwith Road, YO19 6YF



Derwent Court  
Skipwith Road, Escrick York  
YO19 6JL

£210,000



Ashtons Estate Agents are pleased to offer to the market this charming two bedroom ground floor apartment with garage, set within the much sought after village of Escrick, located to the south of York. The property is conveniently positioned for access to the A19, Selby, a frequent bus service and is also within approximately a 15 minute drive of York city centre. The village itself offers a good range of amenities including a primary school, petrol station/store and public houses/restaurants.

Derwent Court is understood to have been originally built in the 1800s as a police station and courtroom, later converted into nine dwellings in the 1980s. The building is set within attractive and mature communal grounds on the edge of the village, offering a peaceful and established setting. The property also benefits from a share of the freehold and a lower than average service charge compared to similar developments, with no ground rent payable.

Upon entering the communal vestibule and then the private entrance hall, there is a useful storage cupboard and access through to the bright and airy lounge diner, enjoying tranquil views over the well-maintained communal front lawn. Off the hallway is a bespoke fitted kitchen with an array of wall and base units and integrated cooking facilities.

There are two double bedrooms located at the end of the hall, offering versatile accommodation, along with a stylish shower room and separate WC completing the apartment.

Externally, the property benefits from an ample-sized garage and beautifully maintained communal gardens.

A viewing is highly recommended to fully appreciate this charming apartment, its peaceful setting and excellent location, making it an ideal home or investment opportunity.

Leasehold  
Length of lease- 957 years remaining  
Ground rent £0 per month  
Service charge £130 per month

Council Tax Band - B

