58 Peel Close, Heslington, York YO10 5EN

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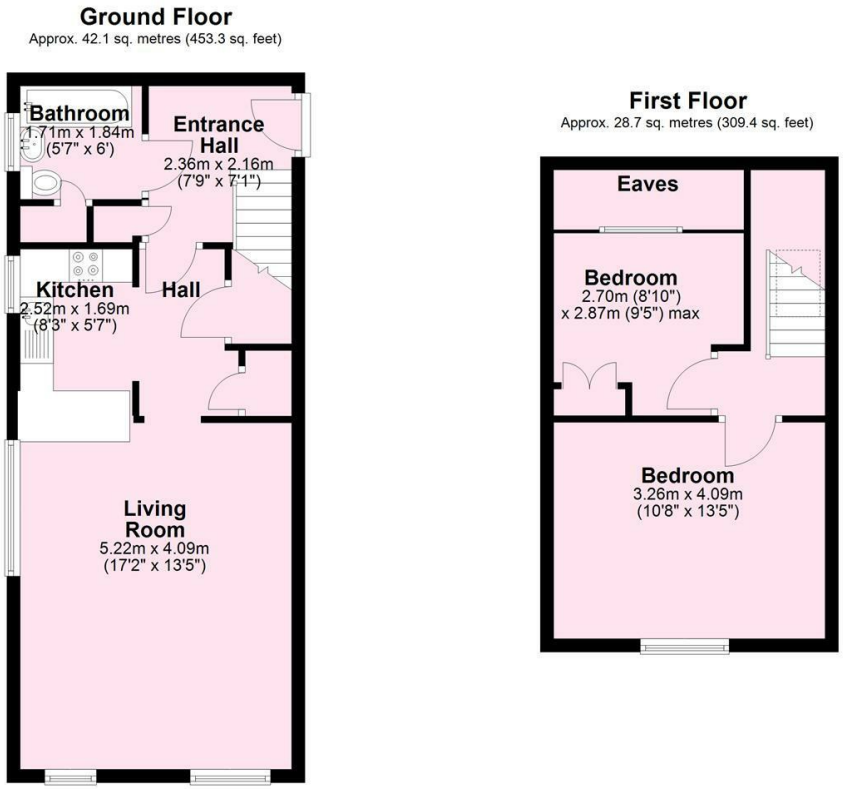
A spacious TWO BEDROOM DUPLEX APARTMENT with delightful views over nearby playing fields. The apartment is set over the first and second floors of a modern development within the village of Heslington. The property offers excellent access to The University of York campus and is within easy reach of York city centre and the outer ring road that feeds to the motorway network.

- **Spacious Duplex Apartment over First and Second Floors**
- **Close to University Campus**
- **Bathroom**
- **Open Plan Living and Dining Area**
- **Excellent Views Over Playing Fields**
- **Fitted Kitchen off Living Area**
- **Two Double Bedrooms**
- **Plenty of Storage Space**
- **Off Street Parking**
- **Easy Access to York and Outer Ring Road**

Offers Over £170,000
Tenure: Leasehold
Council Tax Band: B

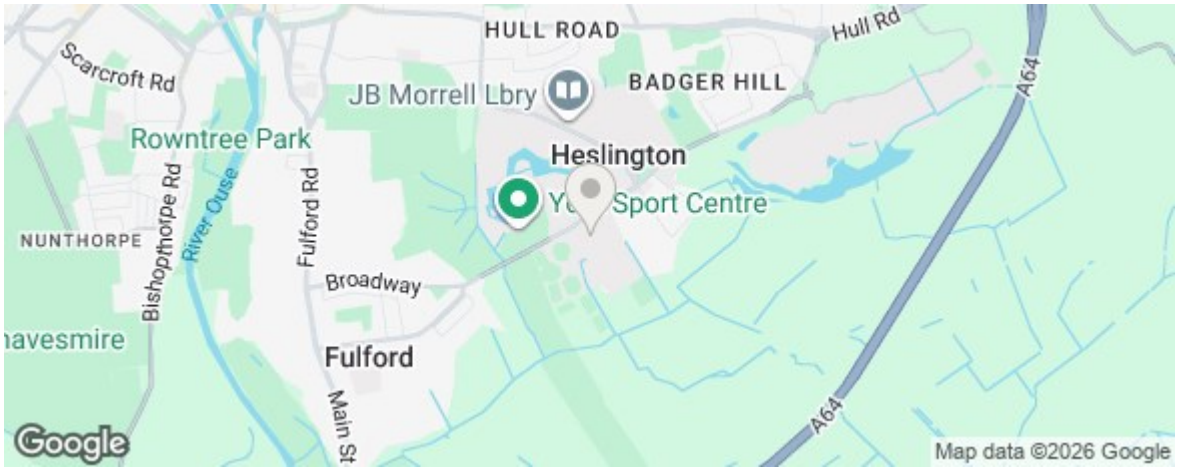
Lease - 956
Service charge - £1120.60
Ground rent - peppercorn

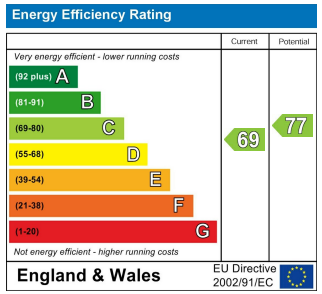


Total area: approx. 70.9 sq. metres (762.7 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.





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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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