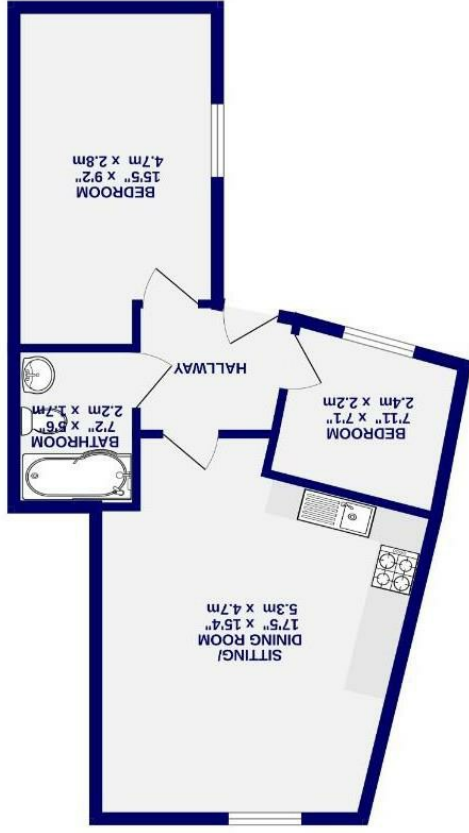


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Model energy ratings have been included to provide an indication of the energy performance of the property. The energy ratings are based on a standard set of assumptions and are not intended to be used as a guide to the energy performance of the property. The energy ratings are based on a standard set of assumptions and are not intended to be used as a guide to the energy performance of the property. The energy ratings are based on a standard set of assumptions and are not intended to be used as a guide to the energy performance of the property.



GROUND FLOOR (45.1 sq.m.) approx. 486 sq.ft.

- Modern Ground Floor Apartment
- Two Bedrooms
- Sought After Location
- Open Plan Kitchen Living Room
- Turnkey
- Parking For Three Cars
- Solar Panels
- No Chain
- Freehold Sold With Property
- EPC A

Share of Freehold Council Tax Band - A

# Count De Burgh - York - YO23 1EG



# Count De Burgh Terrace

, York

YO23 1EG

£199,000



Welcome to Percy Mews, set to the south of York and offering a sense of peace and seclusion. Nestled away off Count De Burgh Terrace, just a stone's throw from Rowntree Park and a short stroll from the renowned, much-acclaimed amenities of Bishopthorpe Road, this property is ideally placed for access to the city centre and railway station. This two bedroom ground floor apartment benefits from parking for at least two vehicles outside the front door and one behind the gable end, and enjoys excellent transport links, as well as riverside and park walks including the Racecourse and Knavesmire.

The home is entered via a private entrance tucked away to the rear, leading into a welcoming entrance hall. Off the hall is the open-plan kitchen, dining, and living space, fitted with an array of wall and base units with worktops arranged in an L-shape. There is ample space for a dining table and a seating area to relax and entertain. Off the entrance hall are two bedrooms, one of which is a double. The house bathroom is fully tiled in a neutral style and fitted with a white suite including a shower over the bath.

An additional benefit of this property is the inclusion of solar panels, providing improved energy efficiency and helping to reduce utility costs, a valuable feature for modern living. The solar power is 4kwh with a FIT tariff, meaning tax free income for 7 years. At 16p per unit equal to at least £400 a year in tax free income and energy use.

The property is offered with no onward chain and includes the opportunity to purchase the freehold of the building, covering both the ground floor and first floor apartments. A viewing is highly recommended to fully appreciate both the excellent location and the turnkey finish, making this a home ready to move straight into.

\* A selection of rooms have been dressed using AI for illustrative purposes \*

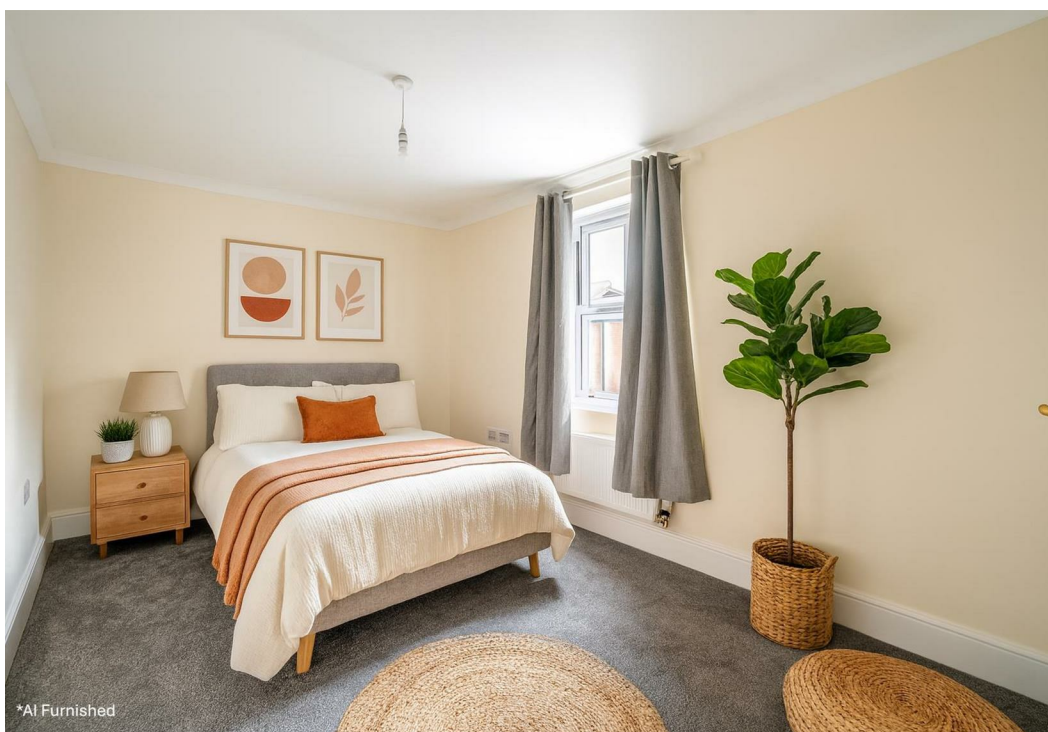
Council Tax Band A



\*AI Furnished



\*AI Furnished



\*AI Furnished

