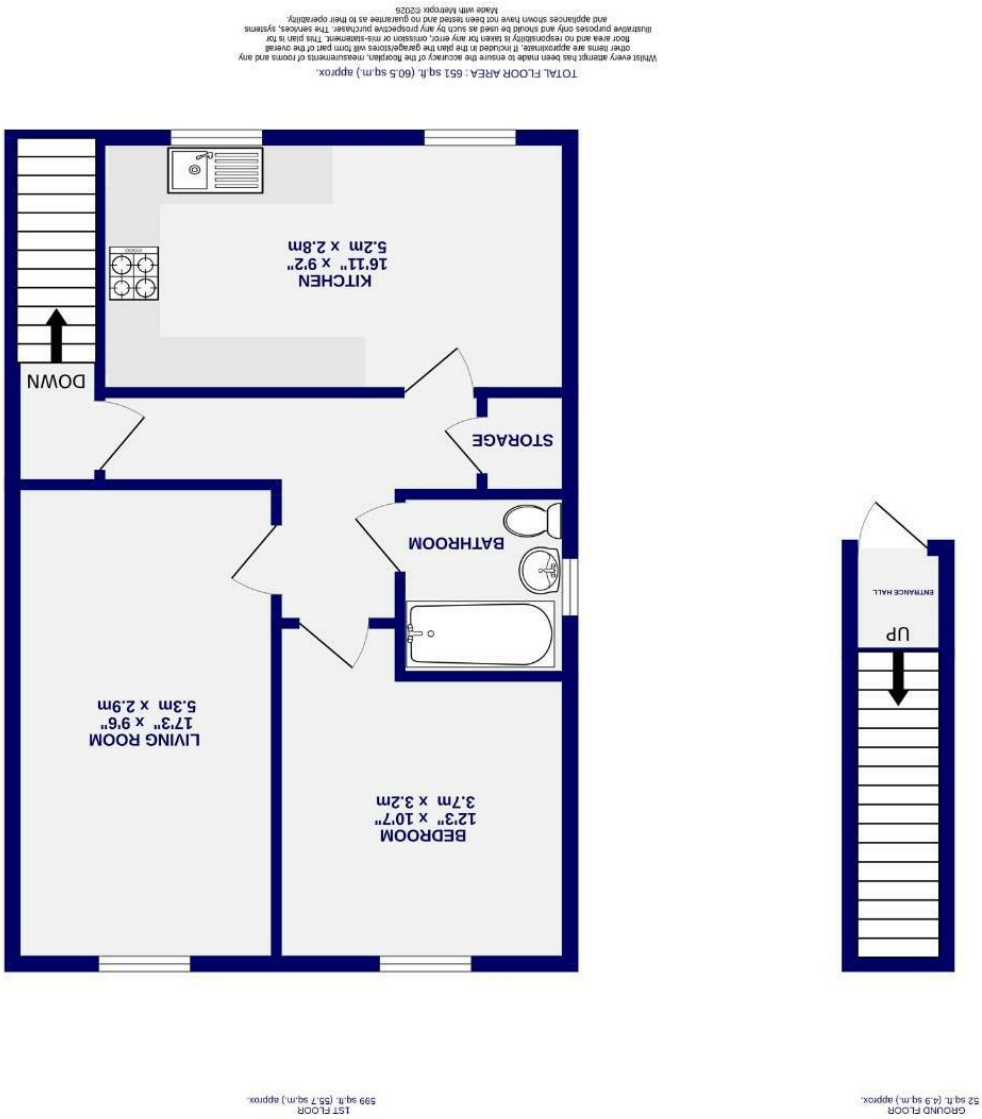




David Longhurst Way Clifton, York YO30 7ES

Leasehold
Council Tax Band - B

- Suits Owner Occupier or Holiday Let
- Private Rear Garden
- Off Street Parking with EV Charging
- Pre-Wired
- Spacious One Bedroom Apartment
- Generous Double Bedroom
- Three Piece Bathroom
- Solar Photovoltaic Panels
- EPC A



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David Longhurst Way
Clifton, York
YO30 7ES

£220,000



Deceptively spacious for a one bedroom home, this first floor apartment forms part of a well-established new build development on David Longhurst Way, set on the site of the former York City football ground in the popular Clifton area, within easy reach of York city centre, York Hospital and York Railway Station. The location is highly convenient, with a range of amenities close by including shops, coffee shops, bars and eateries on Bootham and Burton Stone Lane, while Clifton Wood is on the doorstep for woodland walks. The property benefits from both a private garden and off street parking pre-wired for an EV charging point, rare for an apartment of this type, making it equally suited to owner occupiers or use as a holiday let.

Accessed via a private ground floor entrance, the apartment is arranged over the first floor. Stairs lead up to a landing which offers useful storage and gives access to all of the living accommodation. To the rear, a large lounge enjoys a pleasant outlook over the garden below. The apartment continues with an impressive dining kitchen, fitted with a range of wall and base units and a full complement of built-in appliances including an oven, hob, fridge, freezer, slimline dishwasher and washer/dryer, with ample space remaining for a dining table. The generous double bedroom completes the first floor, alongside a modern three-piece bathroom with a shower over the bath.

The property is EPC A rated and further benefits from solar photovoltaic panels, gas central heating across two thermostat zones, and high performance double glazing throughout, keeping running costs impressively low.

A rare opportunity in this location, ready to move into. Early viewing is highly recommended.

Leasehold
Length of lease- 997 years remaining
Ground rent - £0
Service Charge- £410

Council Tax Band B

