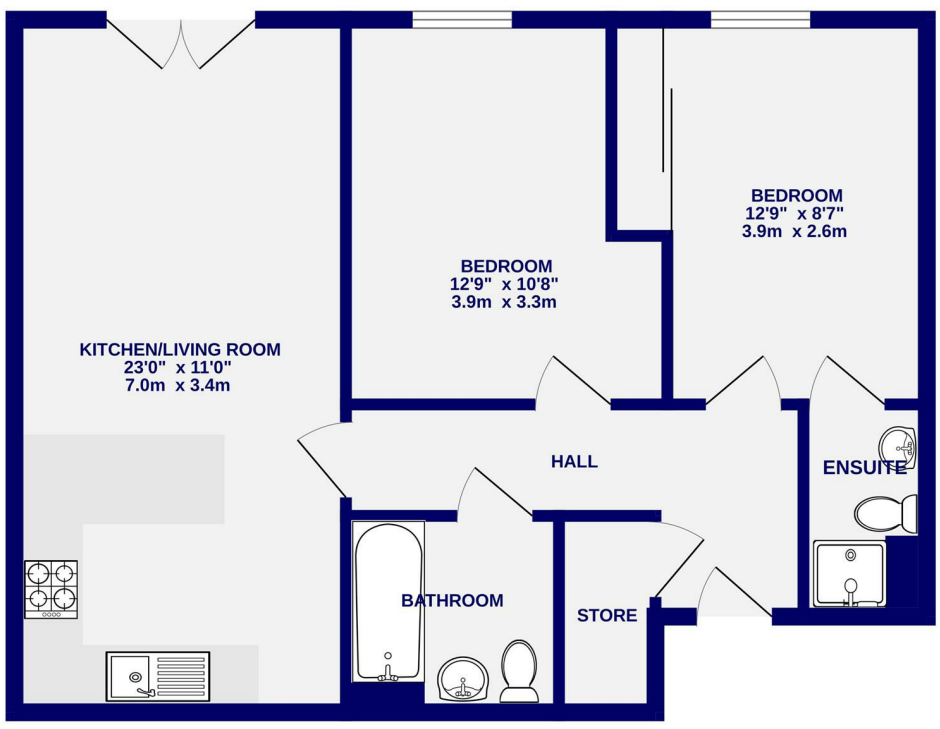


Shelley House Monument Close, YO24 4HT

Leasehold
Council Tax Band - C

- Offered With No Onward Chain
- Situated Close To City Centre & Railway Station
- Two Bedroom Plus En-Suite
- Large Reception Room And Kitchen
- Allocated Parking Space
- EPC - C

SECOND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

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Shelley House
Monument Close, York
YO24 4HT

£180,000

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Situated just off the ever-popular area of Holgate, this well-presented two-bedroom apartment offers comfortable and convenient living in a highly desirable location. A wide range of local amenities are close at hand, including the shops and services of Acomb Front Street, while the city centre is easily accessible. The property also benefits from close proximity to the railway station, making it ideal for commuters.

Internally, the apartment is thoughtfully laid out and well proportioned throughout. The accommodation includes a spacious reception room, flooded with natural light and featuring a Juliet balcony, providing a bright and airy living space. The fully fitted kitchen offers ample storage and worktop space, ideal for everyday use.

There are two generously sized bedrooms, with the principal bedroom further benefitting from an en-suite shower room. A large main bathroom completes the accommodation, fitted with a modern three-piece suite.

The property is offered with vacant possession and no onward chain, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

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

Leasehold
Length of lease-133 years remaining
Ground rent - £175 per annum
Service Charge- £860.52 per annum

Council Tax Band- C

















