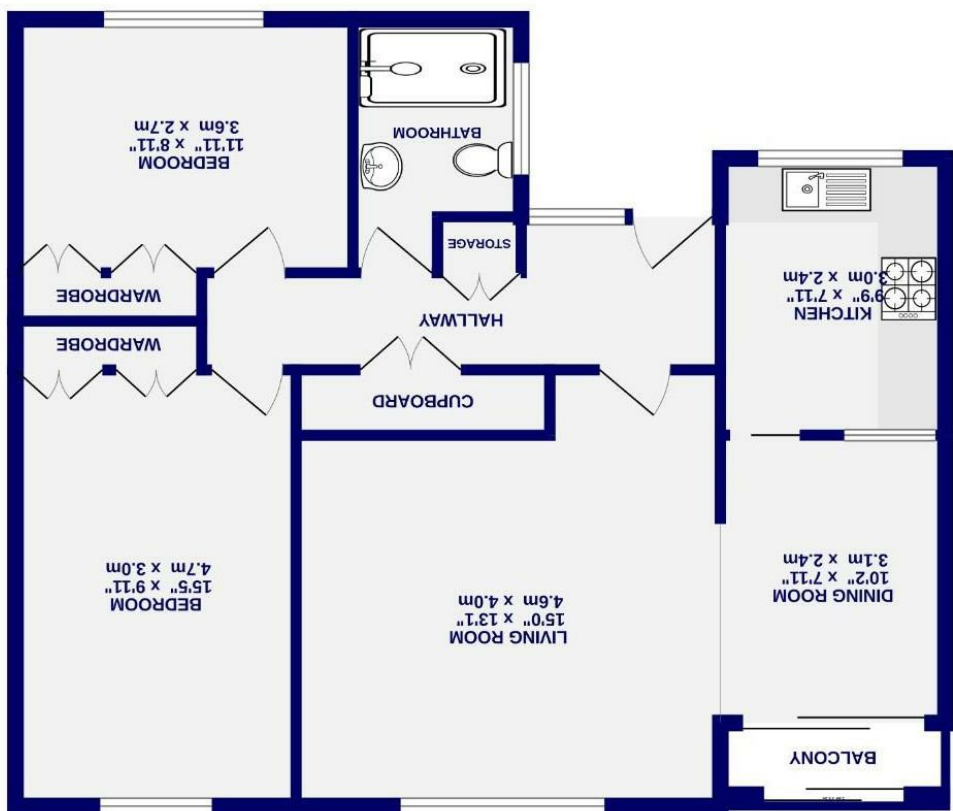


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When every effort has been made to ensure the accuracy of the location, measurements of rooms and other areas and appliances, it is noted in the particulars that the measurements are for information only and should not be relied upon as a guarantee. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability. Illustrative purposes only and should be used as a guide only. The plan for the floor area and appliances, if included in the particulars, are part of the overall information and should be used as a guide only. Measurements are for information only and should not be relied upon as a guarantee. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability. Made with Blueprints.co.uk



FIRST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

- First Floor Apartment
- Two Bedrooms
- Plenty Of Accommodation
- Throughout
- Garage & Visitor Parking
- Communal Gardens
- Well Maintained Throughout
- No Onward Chain
- EPC TBC

Leasehold  
Council Tax Band - C

# Ashfield Court Tadcaster Road, York YO24 1QS



Ashfield Court  
Tadcaster Road, York  
YO24 1QS

£235,000



Located just off Tadcaster Road, to the west of York city centre, is this well-presented first-floor apartment, positioned within a popular residential development surrounded by mature communal gardens. Ideally placed for a range of local amenities, including a supermarket, regular bus connections to the city centre, York Racecourse and excellent transport links via the A64, this property is sure to appeal to first-time buyers, professionals, downsizers and investors alike.

Internally, the property offers an entrance hall leading through to a generous living room, where a large window provides pleasant views over the communal gardens and allows an abundance of natural light to fill the space. Opening from the living room is a dedicated dining area with glazed doors leading onto a private balcony, creating the perfect spot to enjoy the peaceful surroundings. The adjoining kitchen is fitted with a range of wall and base units, providing ample storage and worktop space.

The property offers two well-proportioned bedrooms, both benefiting from fitted wardrobes, with the principal bedroom enjoying attractive views over the communal gardens. Completing the internal accommodation is a three-piece shower suite, which offers the opportunity for a purchaser to further enhance or modernise to their own taste.

Externally, residents can enjoy the well-maintained communal gardens, together with the added benefit of a private garage and ample visitor parking. Well maintained throughout and offered in good decorative order, this apartment presents an excellent opportunity to acquire a home in a peaceful and well-established development, within easy reach of York city centre and a wealth of local amenities.

Leasehold  
Length of lease- 40 years remaining  
Ground rent - £5 per annum  
Service Charge- £1,200 per annum

Council Tax Band- C

