



# Fossview House

Gladstone Street, York  
YO31 8WD

£240,000



Set within a highly sought-after riverside development, this well presented two-bedroom first floor apartment enjoys an enviable position overlooking the River Foss, whilst being just a short walk from York city centre and the many restaurants, cafés, shops and attractions the city has to offer.

Offering the perfect balance of peaceful surroundings and city living, the property will appeal to a variety of purchasers seeking low-maintenance accommodation in an exceptional location. The added benefit of allocated parking further enhances its appeal.

An entrance hallway leads through to a spacious and light-filled living dining room, where large windows frame the attractive outlook and provide ample space for both relaxing and entertaining. Positioned just off the reception room, the modern kitchen is fitted with a range of wall and base units, complemented by generous worktop space for everyday cooking and meal preparation.

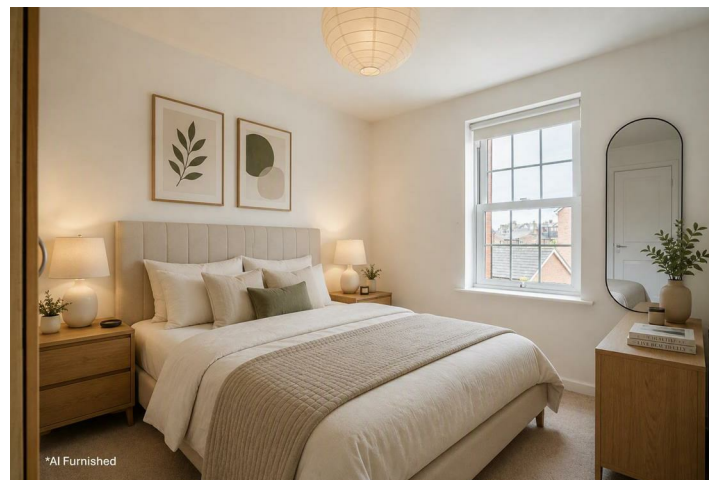
There are two well-proportioned double bedrooms, both benefitting from plantation shutters, together with a generous house bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from an allocated parking space together with a garage situated directly beneath the apartment, providing additional parking, storage or workshop potential.

Beautifully maintained and presented throughout, this superb apartment is ready for a new owner to move straight in and enjoy. Properties within this development are always popular and early viewing is highly recommended.

Leasehold  
Length of lease- 136 years remaining  
Ground rent - £472 per annum  
Service Charge- £2,400 per annum

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*



\*AI Furnished



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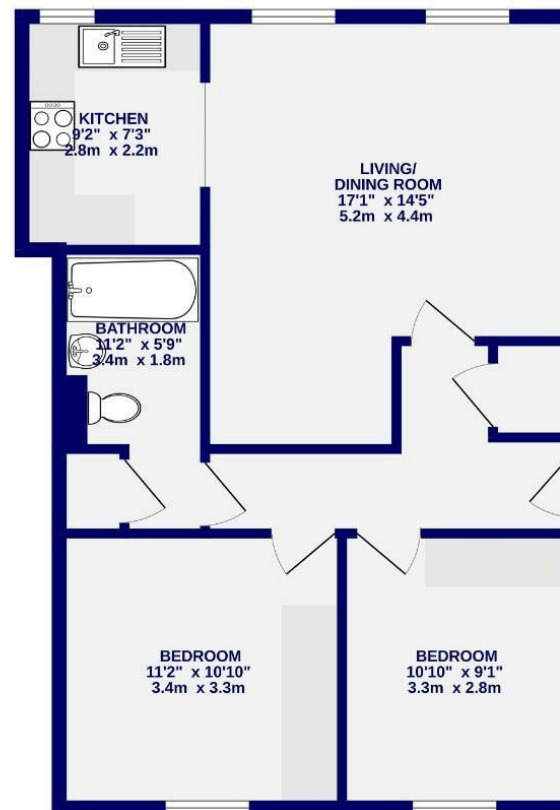
Leasehold

Council Tax Band - C

- First Floor Apartment With River Views
- Two Double Bedrooms
- Spacious Living Dining Room
- Modern Kitchen
- Walking Distance To City Centre
- Sought After Riverside Development
- Allocated Parking Space, Garage Beneath With Electric
- No Onward Chain
- EPC C

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2ND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/porches will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.  
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