



Dodsworth Avenue, York, YO31 7TR

- Second-Floor Over-55s Apartment
- Lift Access And Low-Maintenance
- Bright Living/Dining Room And Separate Fitted Kitchen
- Quiet Rear Position With Peaceful Outlook
- Communal Facilities
- Council Tax Band B

£77,000



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DESCRIPTION

A well-presented second-floor one-bedroom apartment for the over 55s, set within the popular and well-maintained Langley House development. Offered with no onward chain, this low-maintenance home is ideal for those seeking comfortable, secure and convenient living close to York and local amenities.

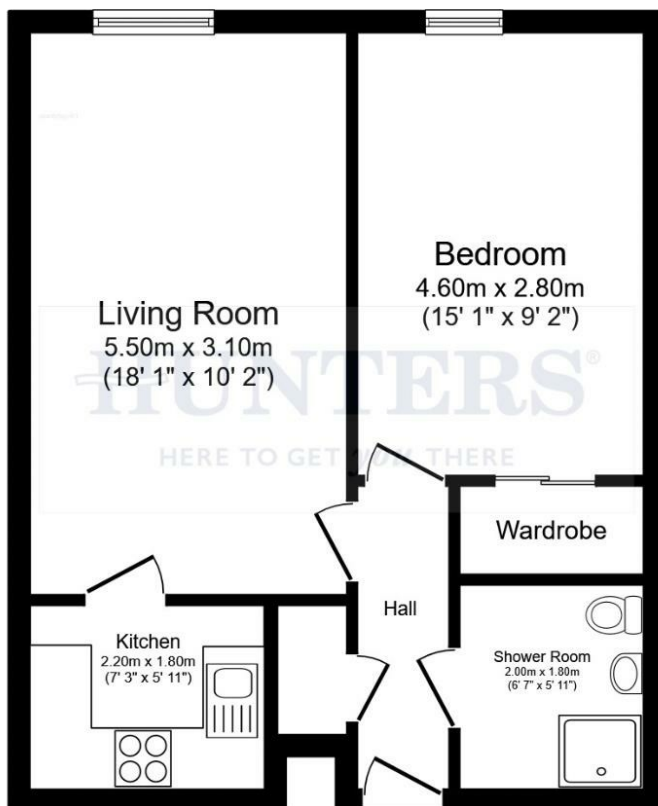
Positioned to the quieter rear of the building, the apartment enjoys a peaceful outlook while still benefiting from easy access to all communal facilities. The development includes a lift, ensuring straightforward access to the second floor and making the property particularly suitable for residents prioritising ease and practicality.

The accommodation features a welcoming entrance hall leading to a bright and spacious living/dining room. A separate fitted kitchen provides a good range of units and worktop space. The generously sized double bedroom includes built-in storage, while the modern accessible shower room is designed with comfort and usability in mind.

Residents of Langley House enjoy well-kept communal areas, a friendly community atmosphere and on-site parking. The development is well located for nearby shops, bus routes and transport links, with York city centre easily accessible.

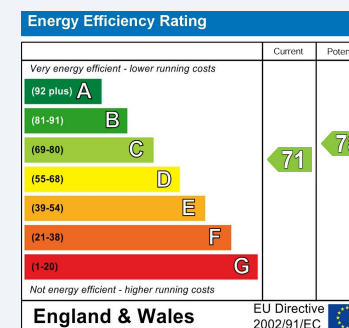






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total floor area 43.9 m² (473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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