



Gale Lane  
York  
YO24 3AE

£190,000



We are delighted to present this well-presented third-floor, two-bedroom apartment, ideally located on Gale Lane. The property is within walking distance of a wide range of local amenities on Acomb Front Street, with excellent access to regular bus routes and the outer ring road.

The apartment is accessed via a secure communal entrance at the rear of the building. Upon entering, the spacious living room is positioned to the left and benefits from French doors opening onto a Juliet balcony, allowing plenty of natural light to flood the room. The living area flows seamlessly into the kitchen, which offers a generous amount of worktop space for food preparation along with ample cupboard storage. A large Velux window enhances the light and airy feel of the space.

To the rear of the property are two well-proportioned double bedrooms, both featuring French doors leading to Juliet balconies that overlook school playing fields behind the apartment block. The bathroom is centrally located and is fitted with a bath and overhead shower, WC, and wash basin.

Externally, the property benefits from allocated parking to the rear, as well as secure bike storage. This apartment is an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a strong addition to their portfolio.

Leasehold  
Length of lease- 981 years remaining  
Ground rent - £100 per annum  
Ground rent review period- fixed  
Service Charge- £646.27 per annum

Council Tax Band- C



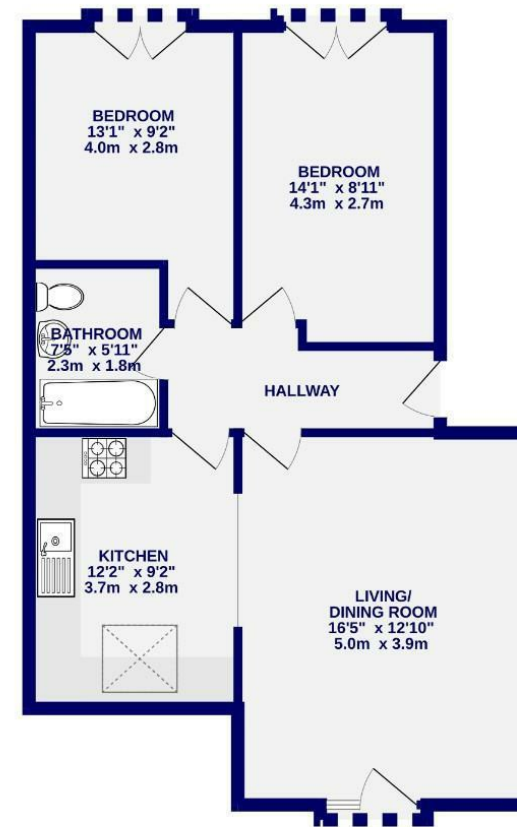


# Gale Lane York YO24 3AE

Leasehold  
Council Tax Band - C

- Open Plan Kitchen Diner
- Top Floor Apartment
- Two Double Bedrooms
- Allocated Parking
- Excellent Access To Bus Routes And The Outer Ring Road
- Within Walking Distance Of Local Amenities
- Ideal First Time Purchase
- EPC TBC

2ND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 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 gaugelines will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This 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 as to their operability.  
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