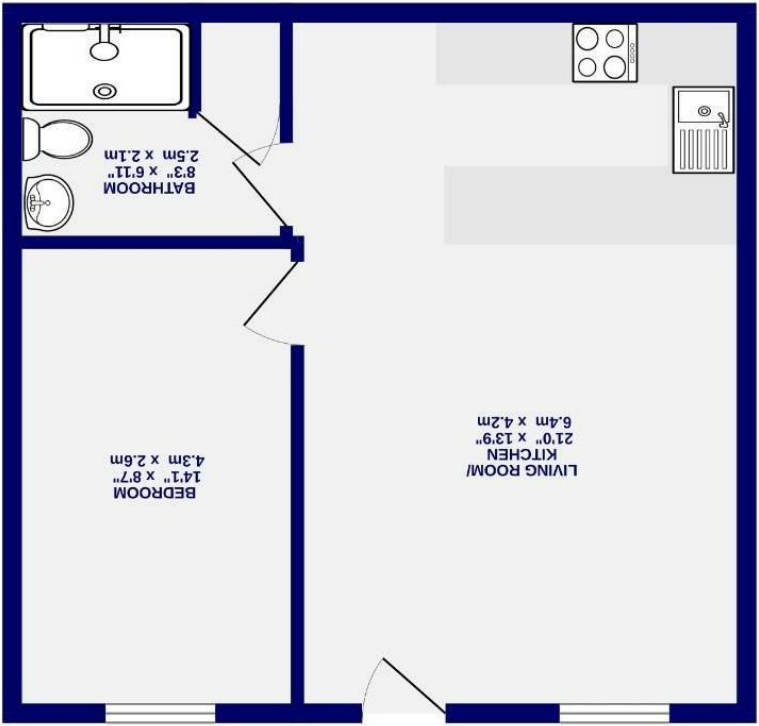




Kettlestring Lane Clifton Moor, York YO30 4XF

Leasehold
Council Tax Band - A

- Ground Floor Apartment
- One Double Bedroom
- Private Garden
- Allocated Parking
- Popular Development
- Convenient Location
- No Onward Chain
- EPC - C



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is advised to take the measurements with them part of the overall floor area and to be prepared to take any necessary action to ensure the accuracy of the layout. The plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Kettlestring Lane
Clifton Moor, York
YO30 4XF

£140,000



Located within a well maintained development and ideally suited to first time buyers or investors, this attractive ground floor one bedroom apartment enjoys a convenient position close to Clifton Moor Retail Park, the York outer ring road and excellent transport links into the historic city centre.

The property is accessed via its own private entrance and offers well planned accommodation comprising a spacious open plan living kitchen with fitted appliances and lounge area, a generous double bedroom and a modern three piece shower room. Externally, the apartment benefits from a designated parking space, along with access to communal areas, bin and bike stores and visitor parking.

Presented in good condition throughout, this is a fantastic opportunity to purchase a ready to move into home in a popular location and an internal viewing is highly recommended.

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

Leasehold
Length of lease- 241 years remaining
Ground rent - £295.95 PA
Service Charge- £977.81 PA

Council Tax Band A

