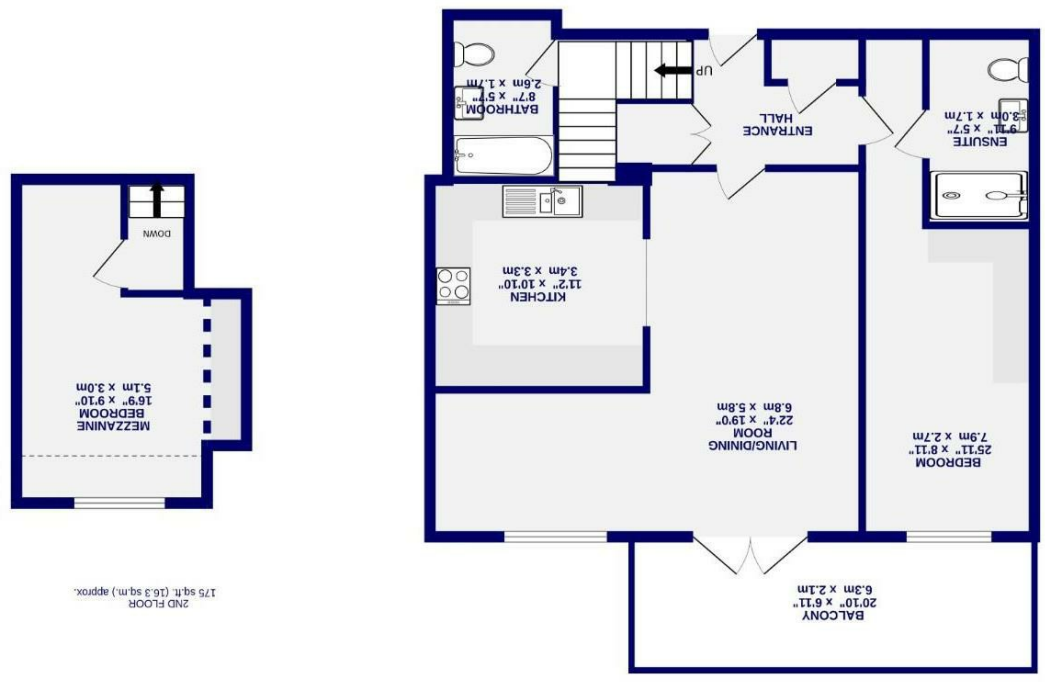


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- Council Tax Band - E
- Leasehold
- Luxury Apartment
- First Floor
- Duplex Over Two Floors
- Two Double Bedrooms
- Two Bathrooms
- Two Allocated Parking Spaces
- EPC C

Bishopthorpe Road
, York
YO23 1DQ



Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other items are approximate. It is advised that the purchaser will form part of the overall view and should be used as a guide only. The purchaser is advised to check the accuracy of the description and to satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



Bishopthorpe Road , York

YO23 1DQ

£437,000



A beautifully presented two bedroom duplex apartment arranged over the first and second floors of this highly regarded development, offering spacious modern living, high specification finishes and excellent on site amenities in a prime York location.

The property is accessed via a welcoming front entrance hallway with useful built in storage, leading through to a stunning open plan living, dining and kitchen space. The contemporary kitchen is fitted with stylish grey cabinetry, white quartz worktops and a full range of integrated appliances, creating a sleek and functional cooking environment. Full height French doors open directly onto a large south facing balcony, providing an ideal space for outdoor dining and relaxing while enjoying natural light throughout the day.

Also on this level is the impressive master bedroom, featuring fitted wardrobes and a modern ensuite bathroom comprising a three piece suite with walk in shower and luxury fittings. A separate family bathroom is also located on this floor and includes a shower over bath with high quality vanity units and contemporary sanitary ware.

The upper floor hosts a further double bedroom complete with a mezzanine area, offering a versatile additional space ideal for a study, dressing area or occasional seating.

Externally, the development benefits from a communal foyer with concierge service, lift access and stairwells serving all floors. The apartment also includes two allocated parking spaces along with additional visitor parking.

Located just off Bishopthorpe Road, one of York's most sought after and vibrant residential areas, the property offers excellent access to independent shops, cafés, restaurants and the city centre, while maintaining a peaceful residential setting.

Leasehold
Length of lease- 240 years remaining
Ground rent - £200 per annum
Service Charge- £3,400 per annum
Council Tax Band - E

