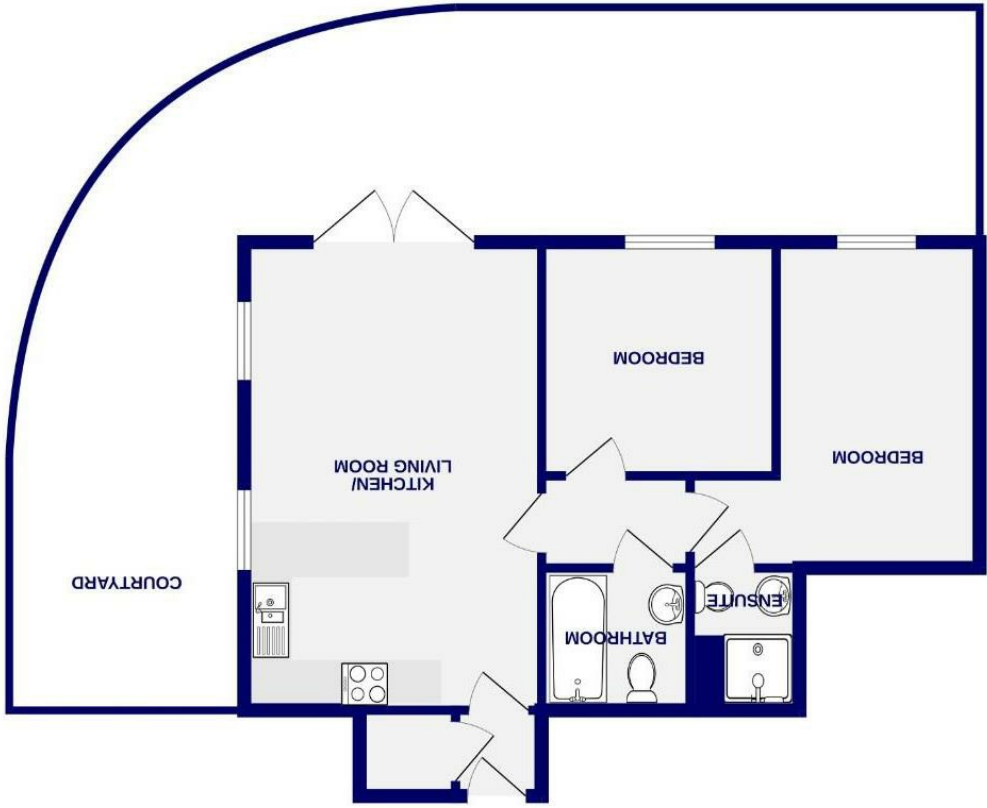


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Whilst every attempt has been made to ensure the accuracy of this floorplan, measurement of the rooms and any other areas and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition.



GROUND FLOOR

- Well Presented Throughout
- Ideal First Home
- Popular Residential Area
- Allocated Parking
- Enclosed Courtyard Style Garden
- Two Double Bedrooms
- Ground Floor Apartment

Leasehold
Council Tax Band - B

George Cayley Drive
Clifton Moor, York
YO30 4XE



George Cayley Drive
Clifton Moor, York
YO30 4XE

£195,000



Located within the popular residential area of Clifton Moor, just north of York city centre, this well-presented two-bedroom ground floor apartment forms part of the sought-after Endeavour House development. With the benefit of off-street allocated parking and an enclosed courtyard-style garden, the property would make an ideal first-time purchase or a strong investment opportunity. The location is particularly convenient, offering easy access to the wide range of shops and eateries at Clifton Moor Retail Park, alongside regular transport links into York city centre and the mainline train station.

Accessed via a secure communal entrance, the apartment opens into a welcoming internal hallway leading through to a bright and spacious open-plan kitchen, living and dining area. French doors provide direct access to the decked area and courtyard garden beyond, creating an excellent space for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, offering ample storage and worktop space, and is complemented by a selection of integrated appliances. A secondary hallway leads to two well-proportioned double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The accommodation is completed by a contemporary three-piece family bathroom.

Externally, the property enjoys a private, low-maintenance courtyard-style garden, enclosed by fenced boundaries and featuring a combination of decking and gravel areas. An allocated parking space is also included.

With its excellent location, attractive outdoor space and well-balanced accommodation, the apartment is sure to attract strong interest, and an early viewing is highly recommended.

Leasehold
Lease length- 250 years with 246 remaining
Ground rent- £0
Service charge- £1691 Per annum

Council Tax Band- B

