38 Silverdale Court

York, YO24 2SL

Guide Price £165,000

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Built in 1972

59sq m

No Forward Chain

Private entrance, beautiful open views, peaceful residential setting, viewing highly recommended.
Offered to the market with no forward chain, this beautifully presented two-bedroom first floor flat benefits from its own private entrance and occupies a truly peaceful position, overlooking an attractive communal green with mature trees. The stunning open views from the living room and principal bedroom are a rare feature, creating a tranquil setting that is hard to find and perfect for those looking for a quieter way of life. Beautifully maintained throughout with neutral décor, the property offers bright, spacious and welcoming accommodation ready to move straight into. Internally, the home comprises a private entrance, spacious landing, generous living room with feature gas fire, fitted kitchen with a wifi connected combi boiler, two well-proportioned bedrooms, bathroom and a useful internal storage cupboard with small radiator. Externally, there is an additional outside storage cupboard, one allocated carport parking space. There is a beautifully maintained communal green space directly opposite the front of the flat. Ideally positioned for everyday convenience, the property is within easy reach of local shops, restaurants, a pharmacy, schools, bus routes and York rail station as well as the ever-popular Acomb Front Street.

Properties in such a tranquil setting, with beautiful green views and no forward chain, rarely stay on the market for long. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Outside Storage Cupboard
Useful external storage cupboard housing the gas and electric meters, with additional space for general storage.

Private Entrance Hall
Private entrance with carpeted flooring, radiator, skirting and coving, leading to stairs up to the first floor accommodation.

Landing/Hallway
Carpeted landing with loft hatch, large loft space, smoke alarm, wifi controlled boiler, electric consumer unit and two power points. Provides access to all rooms.

Bedroom 1
14'7 x 9'2 (4.45m x 2.79m)
A spacious double bedroom enjoying beautiful open views across the mature communal green space through a large uPVC double glazed window. Finished in neutral décor with radiator, skirting and coving, TV point and eight power points.

Bedroom 2
11'3 x 9'2 (3.43m x 2.79m)
A well-proportioned second bedroom to the rear of the property with a large uPVC double glazed window, radiator, skirting and coving, TV point and four power points.

Bathroom
Fitted with a white suite comprising a bath with shower over, WC and wash hand basin. Frosted uPVC double glazed window, tiled walls and floor, spotlights, radiator, towel rail, hand towel rail, window shelf, skirting and coving.

Store Cupboard
Useful internal storage cupboard with shelving, radiator and power points.

Lounge
16'8 x 10 (5.08m x 3.05m)
A generous and welcoming living room with exceptional open views across the attractive communal green and mature trees, creating a peaceful and relaxing atmosphere. Featuring a large uPVC double glazed window, feature gas fire with wood and marble surround, carpeted flooring, radiator, TV point, nine power points and spotlights.

Kitchen
9'2 x 7'9 (2.79m x 2.36m)
Fitted with a range of wall and base units with complementary worktops, stainless steel sink and drainer, tiled splashbacks and lino flooring. Space for a fridge freezer, washing machine and cooker with extractor hood above. Large uPVC double glazed window, wifi controlled combi boiler, gas isolation switch and spotlights.

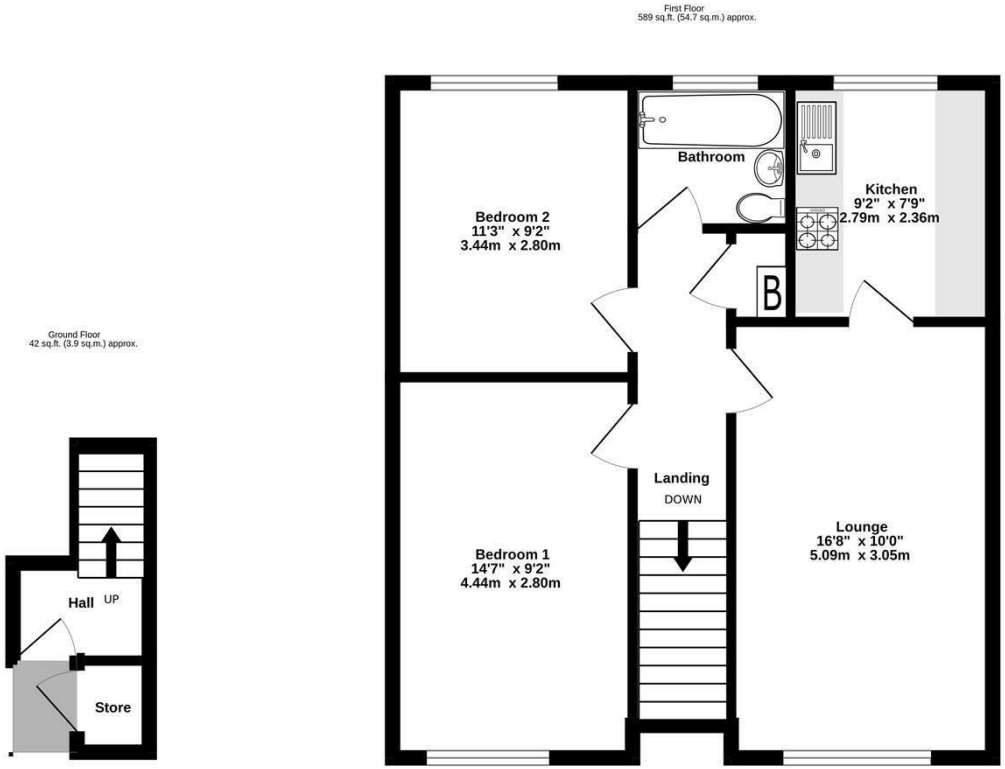
Outside
The property enjoys access to beautifully maintained communal grounds with expansive lawns and mature trees, providing a wonderfully peaceful and tranquil setting to enjoy throughout the year. The property enjoys access to beautifully maintained communal grounds with expansive lawns and mature trees, providing a wonderfully peaceful and tranquil setting to enjoy throughout the year. One designated carport space, with additional on street parking available. A rare feature that gives the property an open, leafy outlook while remaining just minutes from excellent local amenities.

Easy access to bus routes - services 4, 12, 15, and X15,

Lease information: 946 years remaining on a 999 year lease
Annual Service Charge: £94.76 monthly or £1137.12 per annum
Annual Ground Rent: TBC

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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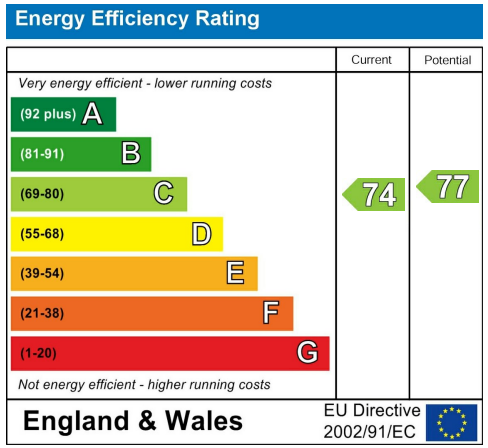
LOCATION

EPC



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