





# Fossview House

## Gladstone Street, York

### YO31 8WD

£230,000



Set within a highly sought-after riverside development, this well presented two-bedroom first floor apartment enjoys an enviable position overlooking the River Foss, whilst being just a short walk from York city centre and the many restaurants, cafés, shops and attractions the city has to offer.

Offering the perfect balance of peaceful surroundings and city living, the property will appeal to a variety of purchasers seeking low-maintenance accommodation in an exceptional location. The added benefit of allocated parking further enhances its appeal.

An entrance hallway leads through to a spacious and light-filled living dining room, where large windows frame the attractive outlook and provide ample space for both relaxing and entertaining. Positioned just off the reception room, the modern kitchen is fitted with a range of wall and base units, complemented by generous worktop space for everyday cooking and meal preparation.

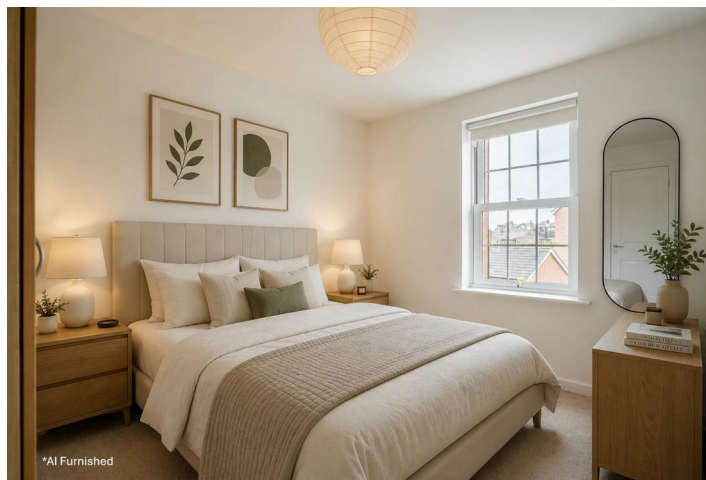
There are two well-proportioned double bedrooms, both benefitting from plantation shutters, together with a generous house bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from an a garage situated directly beneath the apartment, providing parking, storage or workshop potential.

Beautifully maintained and presented throughout, this superb apartment is ready for a new owner to move straight in and enjoy. Properties within this development are always popular and early viewing is highly recommended.

Leasehold  
Length of lease- 136 years reamining  
Ground rent - £472 per annum  
Service Charge- £2,400 per annum

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*







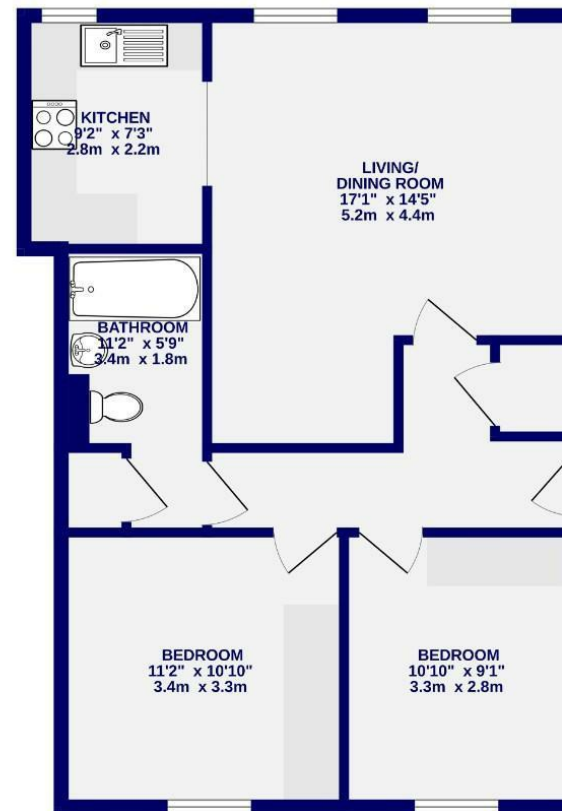
# Fossvie House Gladstone Street, York YO31 8WD

Leasehold  
Council Tax Band - C

- First Floor Apartment With River Views
- Two Double Bedrooms
- Spacious Living Dining Room
- Modern Kitchen
- Walking Distance To City Centre
- Sought After Riverside Development
- Allocated Parking Space, Garage Beneath With Electric
- No Onward Chain
- EPC C

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.

2ND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 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 garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The 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.

Made with Metrcopix ©2026