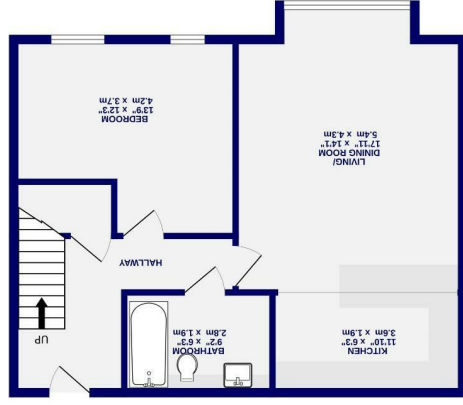


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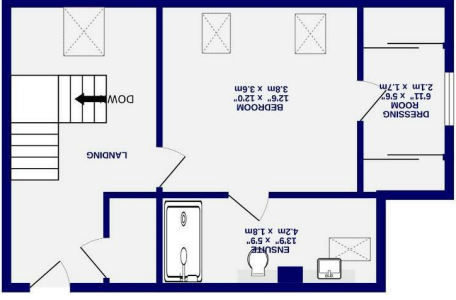
# Burton Croft Burton Stone Lane, YO30 6FG

Leasehold  
Council Tax Band - D

- Stunning Apartment arranged over two floors
- Two Double Bedrooms
- Two Bathrooms
- Sought After Residential Area
- Allocated Parking
- No Onward Chain
- Immaculate Condition
- EPC C



3RD FLOOR (58.5 sq.m.) approx.



4TH FLOOR (42.8 sq.m.) approx.

TOTAL FLOOR AREA: 101.3 sq.ft. (101.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that the dimensions will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The location, position, dimensions and appliances shown have not been tested and no guarantee is given as to their operation. Made with AutoCAD 2008.



Burton Croft  
Burton Stone Lane, York  
YO30 6FG

£300,000



Set within the sought-after area of Clifton, just off Burton Stone Lane, this deceptively spacious duplex apartment forms part of the well-established Burton Croft development. Having previously been a successful rental property, the apartment presents an excellent opportunity for investors and can be offered with tenants in place or with vacant possession, with the added advantage of no onward chain.

The property enjoys a highly convenient position with a range of amenities close by, including shops and services on Burton Stone Lane and Bootham, while York city centre, York Hospital and York Railway Station are all within easy reach.

Accessed via a secure communal entrance, the apartment is arranged over two levels. The lower floor opens into a spacious entrance hall which leads through to a bright open-plan kitchen diner. A large window allows natural light to pour into the room, creating a welcoming and airy space. The kitchen is fitted with a range of Shaker-style wall and base units, providing ample storage and worktop space, along with room for freestanding appliances. The living/dining area comfortably accommodates a range of furniture and is complemented by a breakfast bar, ideal for more informal dining. This level also offers a modern three-piece bathroom and the first of two well-proportioned double bedrooms.

Stairs lead to the upper level where a generous landing provides additional flexibility and could easily be used as a study area. The principal bedroom is also located on this floor and is a particularly spacious room, benefitting from a walk-in wardrobe and a contemporary three-piece en-suite shower room.

Rare to find so close to the city centre, the property also benefits from an allocated parking space and access to communal gardens. Offered with no onward chain, early viewing is highly recommended.

Leasehold  
Length of lease- 135 Years remaining  
Ground rent - £280 per annum  
Service Charge- £3,076.20 per annum

Council Tax Band- D

