



Apartment 54, Nunthorpe Avenue, York YO23 1PF

£285,000



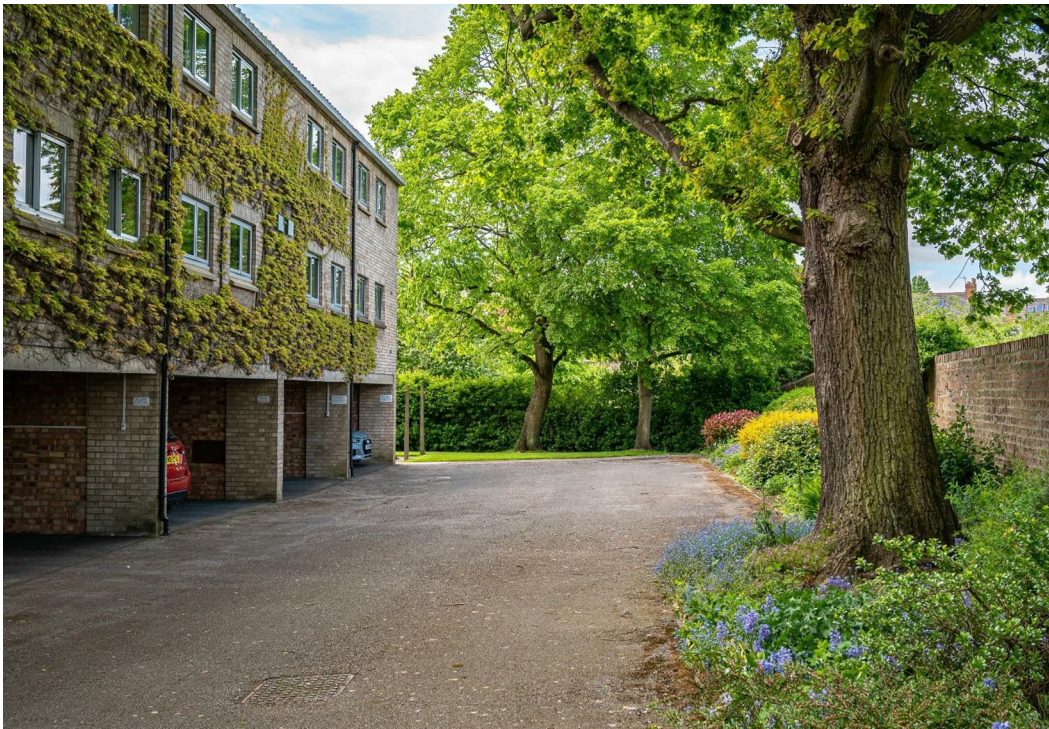
Located to the south of York is this immaculate two double bedroom, duplex apartment within a prestigious gated development off Scarcroft Road, surrounded by stunning communal gardens. The property has been subject to a scheme of modernisation and renovation to the highest of standards throughout. Only a short walk from the acclaimed 'Bishy Road,' and York City centre, this is an ideal purchase for a first time buyer or a downsizer.

A communal hallway and a staircase leads to the apartment, the internal accommodation comprises an entrance hall, and an open plan kitchen / dining / living area with picturesque views of the communal gardens. The fitted kitchen boasts an array of contemporary style wall and base units, Miele integrated appliances, a peninsula breakfast bar complemented by granite worktops. There is a good sized double bedroom which is currently used as a dining room. To finish the ground floor accommodation is a wc. To the floor above is an impressive master suite with bespoke built in storage. There is also a luxury shower room suite, with chrome fittings and marble effect tiles. The apartment also has the advantages of electric underfloor heating and double glazing.

Outside the property, the gardens are mainly lawned with mature planted areas, trees and a paved pathway. There is an allocated car port space and a storage shed.

Offered with no onward chain. A viewing is highly recommended to appreciate the fantastic location on offer.



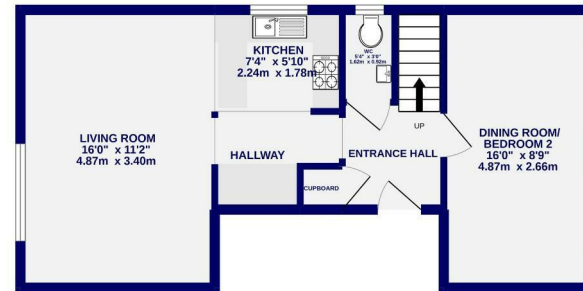


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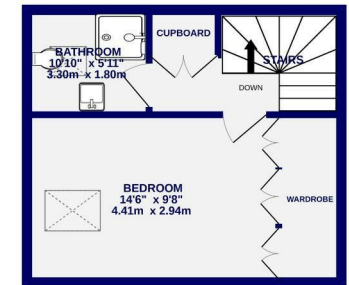
Leasehold
Council Tax Band - C

- Prestige Development
- Mature Communal Gardens
- Duplex Apartment
- Two Double Bedrooms
- Modernised Throughout
- Allocated Parking & Storage

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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