

- Heworth Croft
Heworth Green, York
YO31 7SZ



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Offers Over £350,000

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Located within walking distance of York City Centre, the varied amenities of Foss Islands and York railway station, this substantial penthouse apartment sits within a popular period building and offers both character and convenience in equal measure. Immaculately maintained by the current owner, the property is ready to move straight into and will appeal to a wide range of buyers, including first-time purchasers, professionals, families and investors alike.

Accessed via a secure communal entrance, the apartment is situated on the first floor, with stairs leading up to the impressive penthouse level within the loft space. The heart of the home is a striking open-plan kitchen, living and dining area, rich in character with original wooden beams, ornate windows and hardwood flooring throughout. The kitchen is well-appointed with a range of shaker-style wall and base units, complemented by granite worktops and integrated appliances including a fridge freezer, hob, oven and dishwasher, offering both style and practicality.

The inner hallway leads to two well-proportioned double bedrooms, with the principal bedroom providing ample space for a range of furnishings. Both rooms continue the characterful theme with exposed beams, while the second bedroom enjoys delightful views towards the Minster. The accommodation is completed by a generous three-piece bathroom and a separate shower room, alongside useful storage found within the eaves and fitted cupboards throughout the apartment.

Externally, the property benefits allocated parking for one vehicle. A rare opportunity to acquire a distinctive and spacious penthouse in such a convenient location, early viewing is highly recommended.

Leasehold
Length of lease- 981 years remaining
Ground rent - £175 per year
Ground rent review period- n/a
Service Charge- £3,210 per year

Council Tax Band- D

