



Ashfield Court Dringhouses, York YO24 1QS

£247,500



Ashtons Estate Agents are thrilled to present this delightful two bedroom ground floor apartment in this sought after location, tucked away off Tadcaster Road. With handy access to the A64 outer ring road, fantastic local amenities and York city centre, not to mention the Knavesmire and York Racecourse.

The welcoming covered porch offers outside storage and electric plug in chargeable car source before entering the lovely bright entrance hall of the home. Leading to the stylish kitchen with an array of sleek gloss white units and views of the development. Plenty of storage and contemporary lit preparation space. On to the south facing, illuminated dining space with access to the well manicured, quiet communal lawned gardens via the new French patio doors. A space to enjoy peace and tranquillity and perhaps alfresco dining. The large main reception room also has views of the lush gardens and is a good size space to relax.

Back into the entrance hall which has two built in, convenient and well sized storages cupboards. The bathroom is newly appointed with corner shower and a sleek white a stone grey finish.

At the end of the hallway are the two, more than generous sized double bedrooms both with ample built in storage and beautiful outlooks on to the private development, the second bedroom comes with the benefit of a newly fitted ensuite.

The property is fitted with a modern Osily heating system with individual room temperature control, an option for constant hot water for comfort and convenience.

Externally there is a single garage with electric roller shutter doors, in a separate block and an off road parking space.

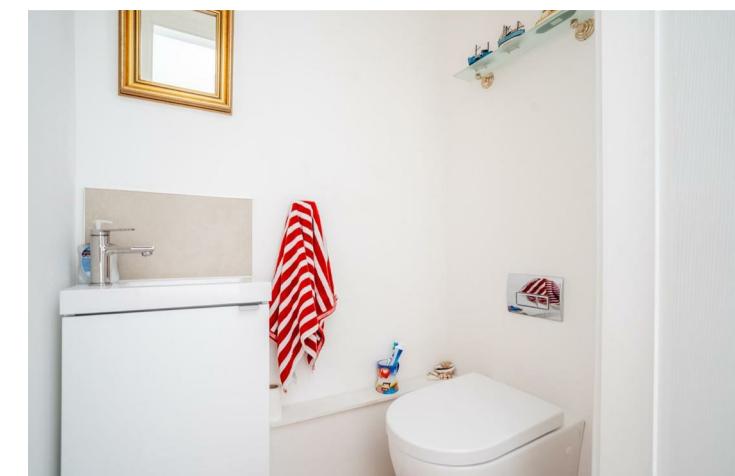
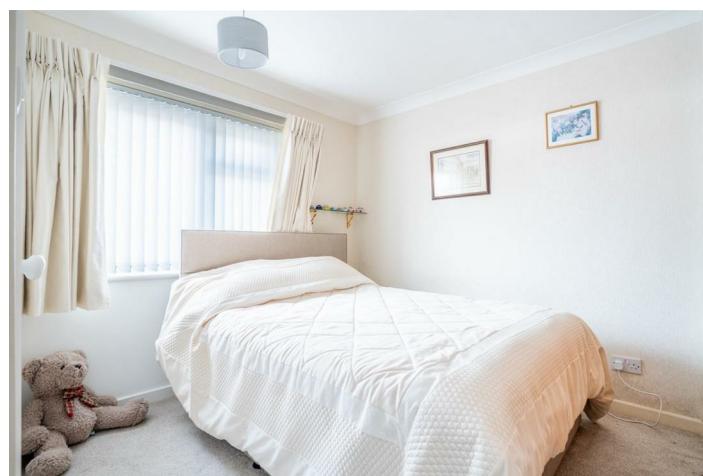
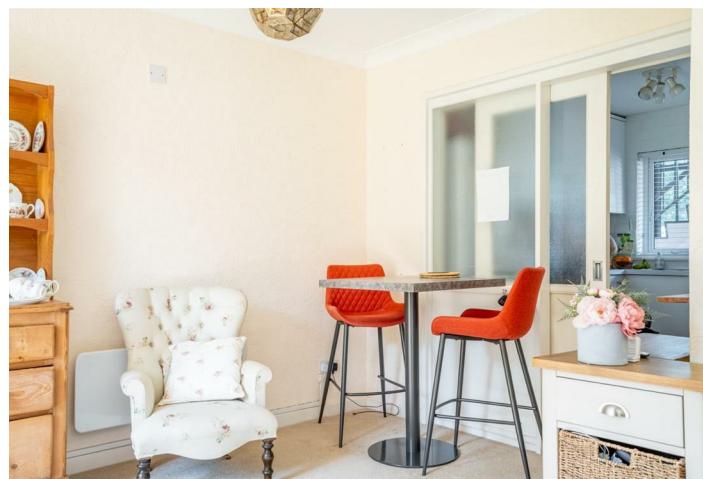
A charming location and sure to be popular, early viewing highly recommend.

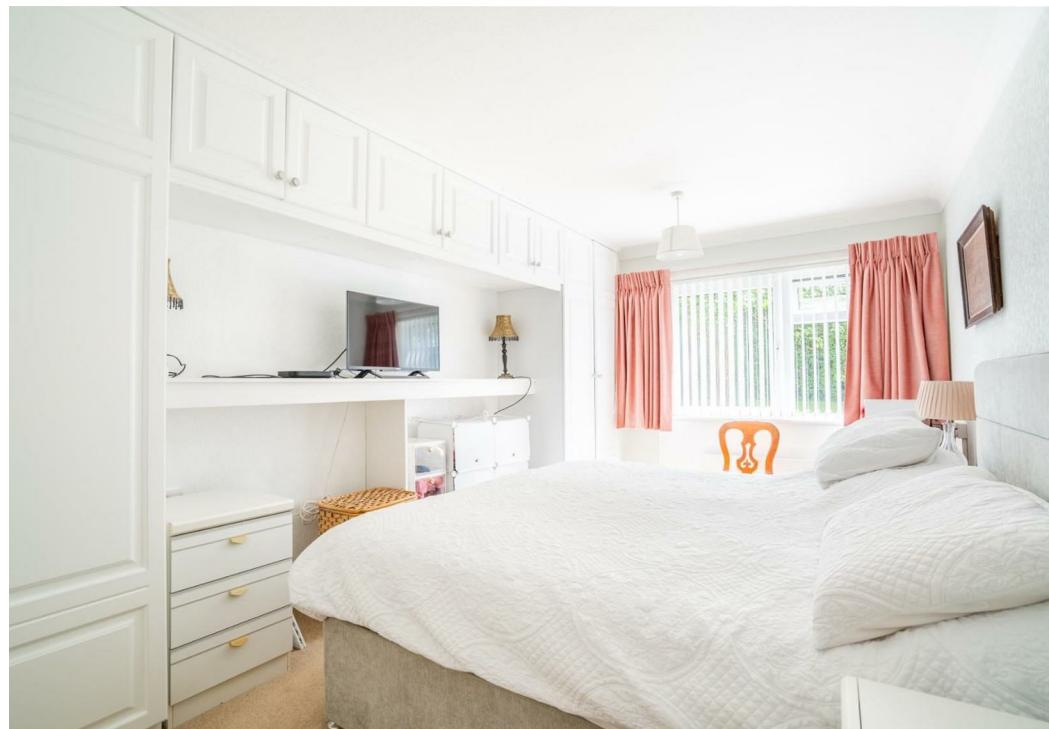
Leasehold - each owner retains a percentage share of the freehold
Length of lease- From 20 May 1969 to 1 June 2167 (143 years remaining)

Ground rent £0
Ground rent review period N/A
Service charge £1,200 per annum

Owner Occupiers Only.

Council Tax Band- C





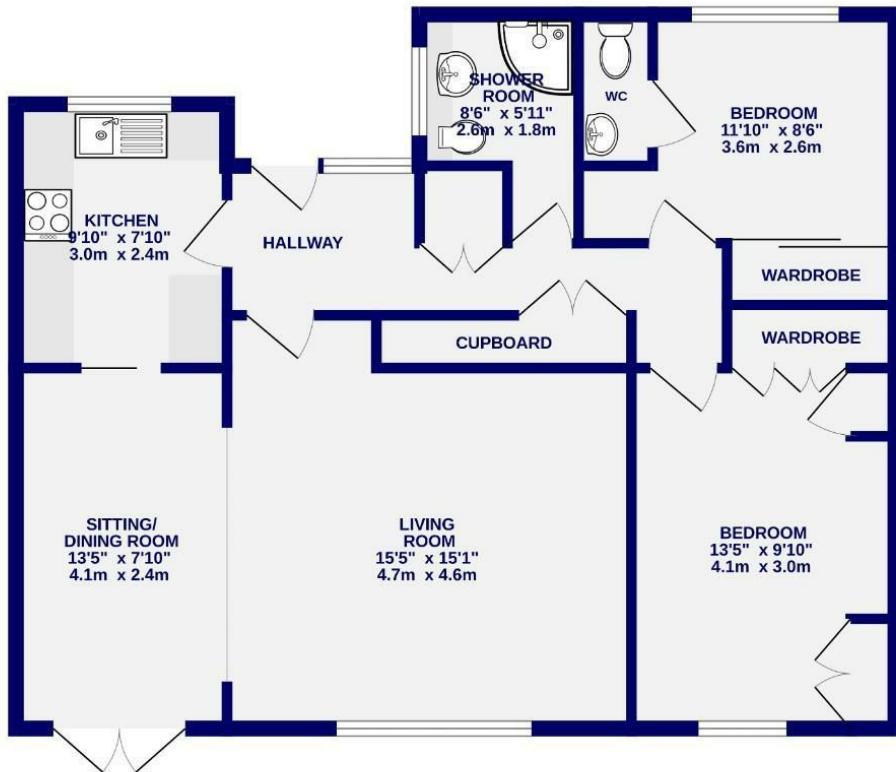
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Leasehold - Share of Freehold
Council Tax Band - C

- Modern Ground Floor Apartment
- Stylish Fitted Kitchen
- Sunny Dining Space
- Bright Living Room
- Modern Bathroom
- Two Double Bedrooms
- Views And Use Of Communal Gardens
- Garage & Parking with Electric Car Charge Point
- Regular Bus Service Nearby
- EPC D

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.

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate and should not be relied upon as being exact. The overall form and the overall floor area 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.
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