



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 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.

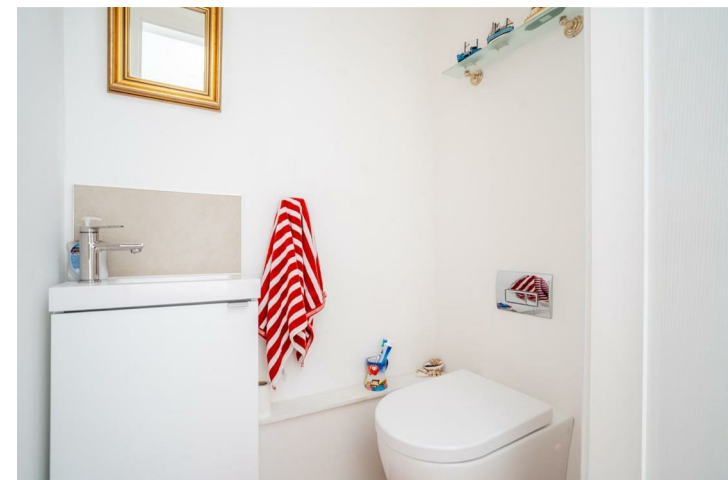
Externally there is a single garage with electric roller shutter doors, in a separate block and an off road parking space.

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





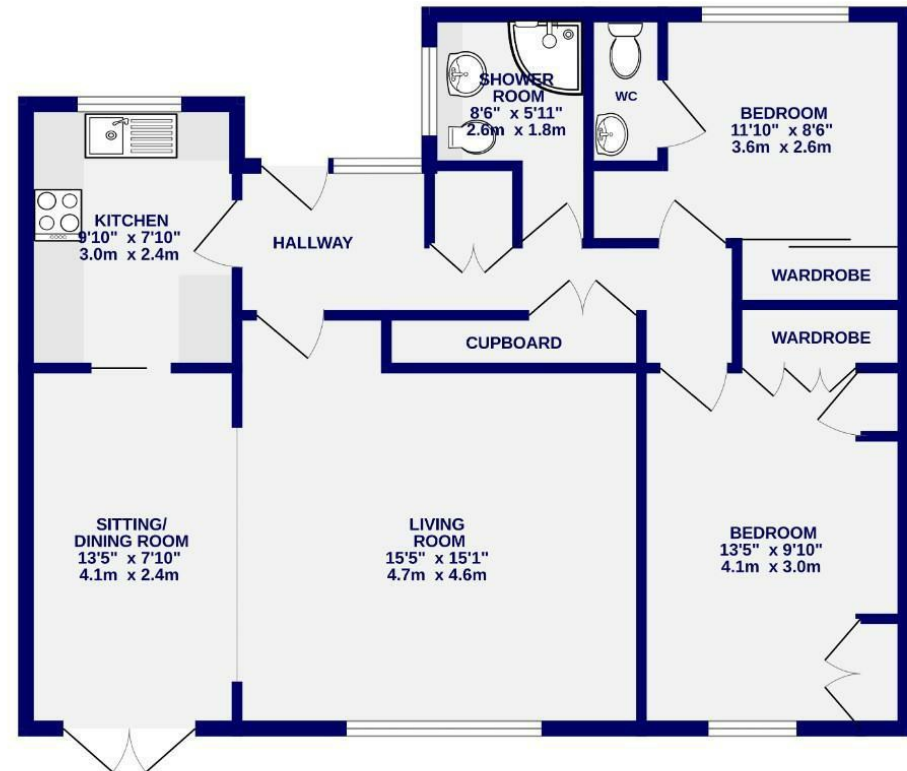
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Leasehold - Share of Freehold
Council Tax Band - C

- 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

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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 items are approximate. It is 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. 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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