

- Leasehold
Council Tax Band - D

This floor plan shows a 3-bedroom house with a central entrance hall. The layout includes:

- Entrance Hall:** A central hall with a decorative star-shaped opening, providing access to all rooms.
- Bedroom (Top Left):** 10'4" x 9'11" (3.1m x 3.0m).
- Bedroom (Bottom Left):** 12'0" x 9'8" (3.7m x 2.9m).
- Bedroom (Top Right):** 19'0" x 10'4" (5.8m x 3.1m).
- Bathroom:** Located between the top-left bedroom and the entrance hall, containing a bathtub, toilet, and sink.
- Cupboard:** A built-in cupboard is located between the bottom-left bedroom and the entrance hall.
- Wardrobe:** A wardrobe is located between the bottom-left bedroom and the cupboards.
- Kitchen/Living:** A combined area at the bottom right, featuring a four-burner gas cooktop, a refrigerator, and a large shaded area for seating.

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



Black Horse Lane
City Centre, York
YO1 7NE

£210,000

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A recently redecorated and re carpeted ground floor apartment set within the historic city walls, just a short walk from York city centre and a wide range of local amenities. Offering two double bedrooms and an open plan living space, the property is ideal for first time buyers, investors or those seeking a low maintenance city centre home. The property is currently tenanted but can be purchased with vacant possession if required.

The accommodation comprises an entrance hall leading through to a spacious open plan living room and kitchen. The fitted kitchen includes a range of integrated appliances, including oven, hob, fridge freezer, dishwasher, microwave and washer dryer, creating a practical and well equipped living space.

There are two well proportioned double bedrooms and a modern bathroom fitted with a white suite and shower over the bath.

Externally, the development benefits from communal gardens. The property is offered with no allocated parking.

Situated in a highly convenient city centre location, within the historic walls and close to shops, restaurants, transport links and York's many attractions, this is an excellent opportunity to acquire a well located apartment ready for occupation or continued letting.

Leasehold
Length of lease- 180 years remaining
Ground rent - £275 per annum
Service Charge- £2,836 per annum

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