



Escrick Street
Fishergate, York
YO10 4AW

£245,000



A beautifully renovated ground floor apartment situated in the ever-popular area of Fishergate, just south of York city centre. Ideally positioned for scenic riverside walks leading into the city, the train station and the wide range of shops, cafés and amenities found within the historic city walls, this property would make an excellent first home or investment opportunity. Finished to a high standard throughout, the apartment also benefits from open-plan living, off-street parking and an EV charging point.

The accommodation is accessed via its own private entrance, opening into a stunning open-plan kitchen, living and dining space. Two large windows allow an abundance of natural light to fill the room, creating a bright and welcoming space, further enhanced by underfloor heating creating a warm welcoming feel. The kitchen is fitted with a contemporary range of matt wall and base units providing excellent storage, complemented by generous worktop space and a selection of integrated appliances.

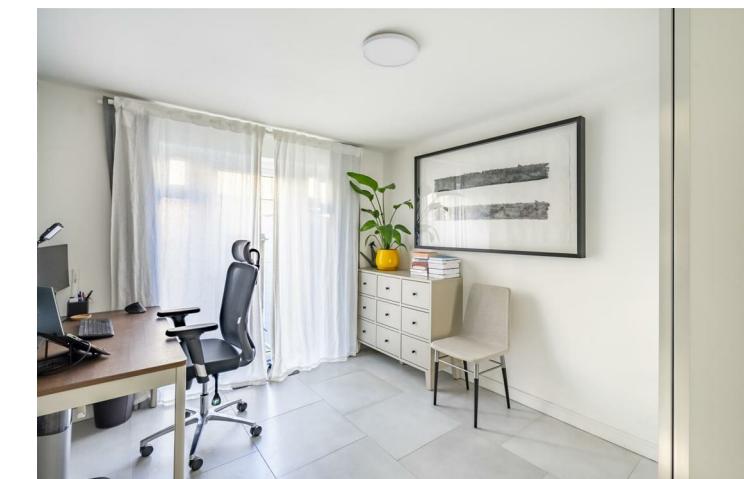
To the rear of the apartment are two double bedrooms, one of which is currently used as a home office but would comfortably accommodate a double or king-size bed. Completing the internal layout is a stylish house bathroom, finished with metro-style tiling, contrasting dark grout and high-quality fixtures and fittings.

Externally, the property enjoys a low-maintenance courtyard garden with useful external storage, enclosed by fenced boundaries, along with an allocated parking space equipped with an EV charging point.

Offered with no onward chain, this impressive apartment is highly recommended for early viewing.

Leasehold
Length of lease- 965 years remaining
Ground rent - £25 per annum
Service Charge- £700 per annum

Council Tax Band- B





Escrick Street Fishergate, York YO10 4AW

Leasehold - Share of Freehold
Council Tax Band - B

- Stunning Ground Floor Apartment
- Two Double Bedrooms
- Renovated Throughout
- Central Position
- Allocated Parking With EV
- Ideal First Home
- Offered No Onward Chain
- EPC - C

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other dimensions, areas or positions are approximate. It is not to scale. The garage is not a form part of the overall floor area and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrating purposes only and should be used as such by any prospective purchaser. The service and systems and appliances shown have not been tested and no guarantee as to their operability.
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