



# Grange House

## West Grange Court, York

### YO30 6AP

£220,000



A top floor two bedroom apartment with two bathrooms, located just off Bootham and close to the popular Clifton green. Ideally positioned for York City Centre, York District Hospital and St Peters School the property is likely to appeal to a range of purchasers. Offered with vacant possession this two bedroom apartment has been competitively priced.

A unique private development, West Grange Court is located less than a mile from York's historic city walls and enjoys a variety of local amenities as well as the wealth of activities the city centre has to offer. It is conveniently located for access to York District Hospital and the railway station is approximately a one mile walk.

Entering the building from a well maintained and secure entrance hallway via stairs to the top floor. The apartment itself has its own entrance hallway with storage, leading to an open plan lounge/ dining/ kitchen. The kitchen has a light wood effect finish and include appliances such as a double oven and a fridge freezer. The property would be ideal for investment or for those wanting to be close to the city centre, as it offers two double bedrooms and two modern bathrooms. The main bedroom offers an ensuite shower room and the second double bedroom has easy access to the family bathroom.

Externally the property benefits from communal gardens, a private off street parking space, as well as bin and bike storage.

This property is offered for sale with no onward chain and viewing is highly recommended.

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*

Leasehold  
Length of lease 102 years remaining  
Ground rent £102 p.a  
Service charge £1416 p.a

Council tax band C



\*AI Furnished



\*AI Fur



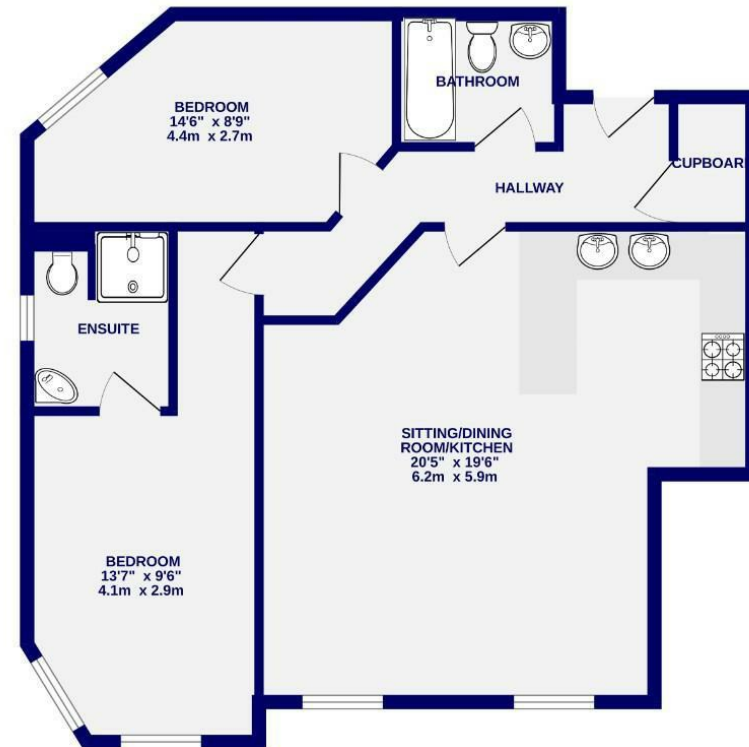


# Grange House West Grange Court, YO30 6AP

Leasehold  
Council Tax Band - C

- Top Floor Apartment
- Two Double Bedrooms
- Ideal for investment or those looking to be close to the city centre
- Off Street Parking
- Just Off Bootham
- Two Bathrooms
- EPC C

GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA - 767 sq ft. (71.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 or efficiency can be given.  
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