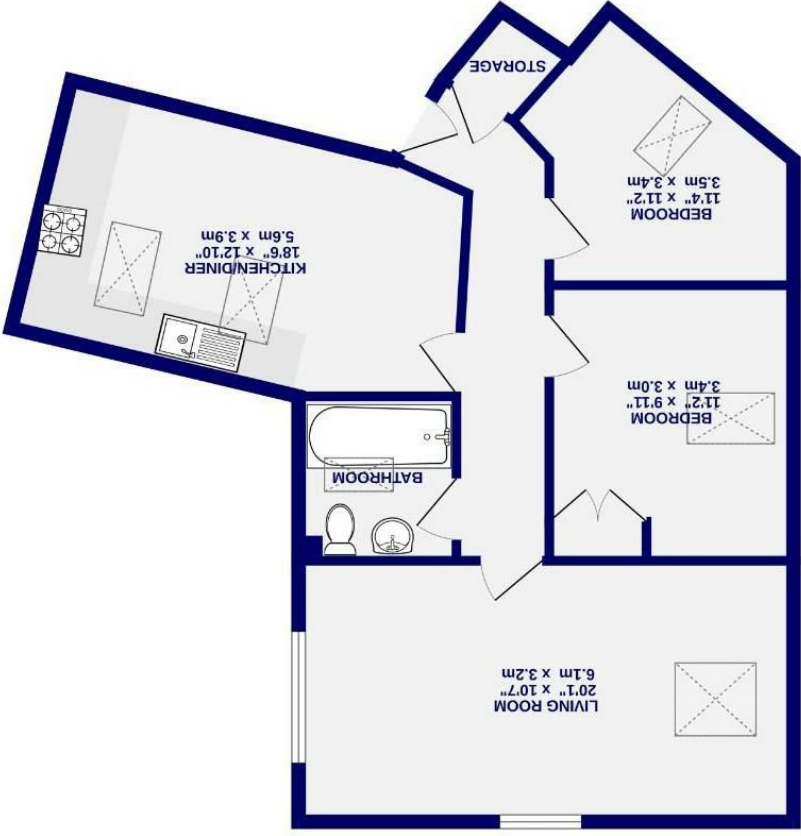


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 property on behalf of the vendor.

TOTAL FLOOR AREA - 709 sq.ft. (65.8 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the above, measurements of rooms and any other items are approximate. It is advised that the prospective purchaser should verify the measurements and other items and should not rely on the above as a guide only. The floor area is measured in accordance with the Royal Institution of Chartered Surveyors (RICS) rules. The floor area is measured to the internal face of the walls and does not include any areas reserved for the use of the building. The floor area is measured to the internal face of the walls and does not include any areas reserved for the use of the building. The floor area is measured to the internal face of the walls and does not include any areas reserved for the use of the building. The floor area is measured to the internal face of the walls and does not include any areas reserved for the use of the building.



SECOND FLOOR
 709 sq.ft. (65.8 sq.m.) approx.

Layerthorpe, York
 YO31 7XU

Leasehold
 Council Tax Band - B

- Loft Apartment
- Two Double Bedrooms
- Updated Kitchen & Bathroom
- Allocated Parking
- Close To City Centre
- Ideal First Home
- Early Viewing Recommended
- EPC C



Layerthorpe
Layerthorpe, York
YO31 7XU

£200,000



This well-presented two-bedroom loft apartment is ideally located in the popular residential area of Layerthorpe, just a short stroll from York city centre. Offering an allocated parking space, the property combines convenience, style, and comfort in a sought-after setting.

Situated close to Foss Islands Retail Park, residents benefit from easy access to a variety of local amenities, including supermarkets, coffee shops, and gyms. York Minster is less than a mile away, and York railway station is also within easy reach, making this a perfect base for commuters and city lovers alike.

The accommodation briefly comprises a welcoming central hallway with useful storage, leading to a recently modernised kitchen fitted with a range of stylish units and integrated appliances. The spacious open-plan lounge and dining area enjoys dual-aspect windows, filling the room with natural light and creating a bright, airy atmosphere.

There are two well-proportioned double bedrooms and a contemporary family bathroom, all finished to a high standard.

Outside, the property includes an allocated private parking space, access to a communal garden, and a secure bike store, offering both practicality and peace of mind.

Leasehold
Length of lease- 115 years remaining
Ground rent- £250 per annum
Ground rent review period- Every 15 years it doubles. Next being 2030.
Service charge- £1600 per annum
Holiday lets not permitted

Council Tax Band - B

