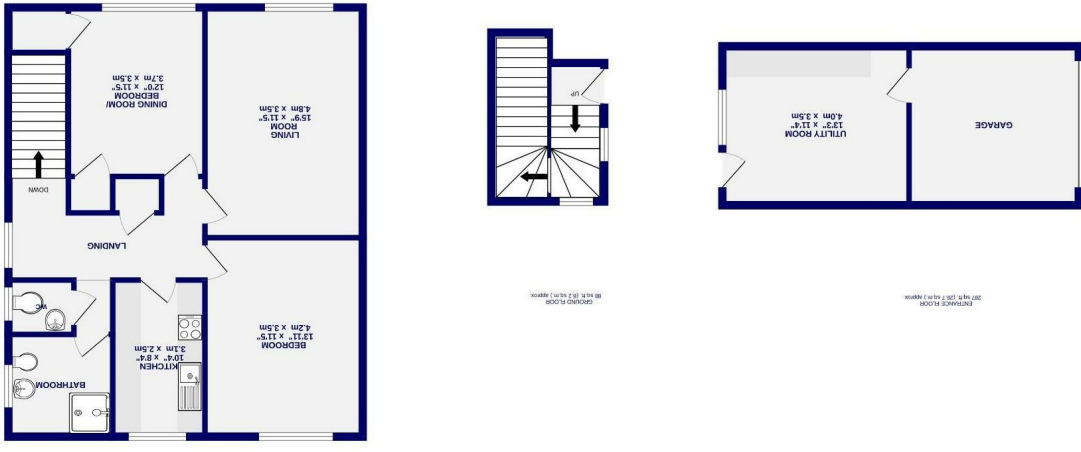


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 areas, measurements, floor plans or distances referred to 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 statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

St. James Mount , York YO23 1EL

- Leasehold - Share of Freehold
- Council Tax Band - C
- Spacious Two Bedroom Apartment
- Separate Fitted Kitchen
- Bathroom & W.C
- Generous Utility Room
- Popular Knavesmire Location
- No Onward Chain
- Garage
- EPC C



TOTAL FLOOR AREA: 1146 sq.ft. (106.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and floor area are approximate. It is advised that the purchaser should obtain their own measurements. The plan is for illustrative purposes only and should be used as a guide only. The vendor, its agents, and appliances shown have not been tested and no guarantee as to their operability.



St. James Mount , York YO23 1EL

£290,000



Beautifully presented two-bedroom first-floor apartment occupying an elevated position in one of York's most sought-after residential locations, enjoying attractive views towards the Knavesmire and benefiting from easy access to York city centre.

Ideally situated just a short stroll from the vibrant Bishopthorpe Road, renowned for its independent cafés, restaurants, delicatessens, and award-winning local shops, the property is perfectly placed to enjoy one of York's most popular neighbourhoods. The extensive open spaces of the Knavesmire and Racecourse are also nearby, offering excellent opportunities for walking, running, and outdoor recreation, while regular transport links provide convenient access across the city.

Offered in excellent condition throughout, the accommodation is accessed via its own private entrance, leading into a particularly generous utility room which provides excellent storage, workshop space, and practicality rarely found in apartment living. Stairs rise to the first-floor accommodation, where a spacious living room enjoys attractive elevated views and an abundance of natural light. The modern fitted kitchen is well-appointed with a comprehensive range of contemporary wall and base units, complemented by ample worktop space, integrated storage solutions, and room for a range of appliances, creating a highly functional and attractive space for everyday living.

There are two well-proportioned double bedrooms, both offering flexibility for guest accommodation, home working, or additional living space, together with a stylish contemporary shower room fitted to a high standard.

Externally, the property is set within attractive and well-maintained communal gardens, enhancing the sense of space and greenery surrounding the development.

