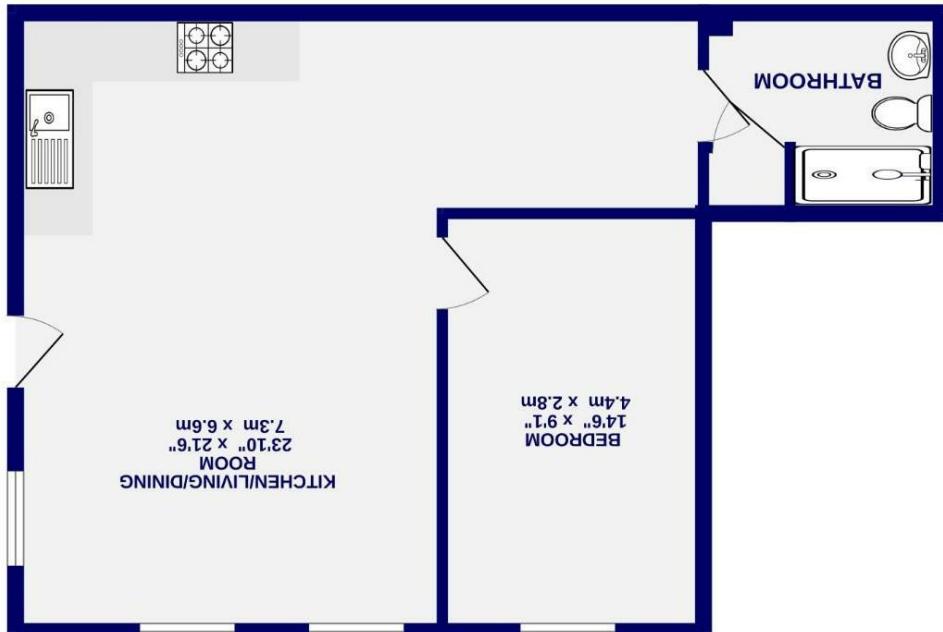


- One Bedroom Apartment
- Modern Open Plan
- Kitchen With Dining Area
- Ground Floor
- Generous Size Bedroom
- Contemporary Shower Room
- Popular Location
- Allocated Parking Space
- Garden & Patio
- EPIC D



## Leasehold Council Tax Band - A

Kettlestring Lane,  
York,  
YO30 4XF



Kettlestring Lane  
, York  
YO30 4XF

Offers Over £160,000

1 bed 1 bath

An immaculately presented one-bedroom apartment within the popular Neon development, located in Clifton Moor. Benefiting from a ground-floor position, the property offers a private garden and gated entrance. Situated to the north of York, Clifton Moor provides a wealth of local amenities including a supermarket, convenience stores, department stores, a wide range of eateries, and fitness clubs. With regular commuter links to York city centre and the train station, this property is ideally suited for working professionals needing easy access to the city.

Upon entering the property through the private gate, you are welcomed into the kitchen, which opens into a spacious open-plan living and dining room. This generously sized area offers ample space for both seating and dining, perfect for entertaining guests. The kitchen features a sleek white gloss finish, with matching wall and base units seamlessly paired with worktops and integrated appliances, creating a modern and functional space.

The bedroom is also of generous proportions, with a large window allowing natural light to flood the room and enhance its bright and airy feel. To the rear of the property is a stylish, hotel-chic bathroom, complete with an enclosed shower, pedestal sink, and WC.

The property has a warm and welcoming atmosphere throughout and benefits from a private garden and patio ideal for entertaining or enjoying a quiet morning coffee. Additional features include one allocated parking space.

A viewing is highly recommended to fully appreciate all that this property has to offer, both in terms of its features and its excellent location.

Leasehold  
Length of lease- 217 years remaining  
Ground rent - £295.95 per annum  
Service Charge- £824.38 per annum

Council Tax Band- A

