

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.

- EPC D
 - No Onward Chain
 - Close To Amenities
 - Garden Village Setting
 - Open Plan Kitchen Living Diner
 - Modernised Throughout
 - One Bedroom
 - Maisonette Apartment
- Leasehold
Council Tax Band - A

Willow Bank New Earswick, York YO32 4TQ



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other items are approximate. It is advised that purchasers should verify the measurements of rooms and other items and appliances to their satisfaction. The floor plan and floor plan are not to be used for any purpose other than to provide a guide to the general layout of the property. Measurements shown have not been tested and guaranteed as to their accuracy. Made with MetreX 02025



Willow Bank
New Earswick, York
YO32 4TQ

£170,000



Located in the sought-after garden village of New Earswick and enjoying picturesque views over open fields is this beautifully renovated maisonette apartment. An ideal choice for first time buyers or those looking to downsize, the property has been finished to a high standard and is ready to move straight into.

Willow Bank is perfectly positioned for easy access to a variety of local amenities, including the village shops of New Earswick, Clifton Moor and Monks Cross retail parks, as well as regular bus links to York city centre.

Internally, the apartment is accessed via a private front door with stairs leading up to a welcoming landing. The open plan kitchen, living, and dining space enjoys dual aspect windows that flood the room with natural light. The kitchen has been stylishly upgraded with shaker style wall and base units, solid oak worktops, and a range of integrated appliances.

Upstairs, there is a spacious double bedroom featuring a large Velux window, built in storage, and access to a modern three piece shower room.

Externally, the property benefits from beautifully maintained communal gardens and ample on-street parking. Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- 54 years remaining (current vendors are extending this to add an extra 99 years- contact the office for more information)
Ground rent - £5 per annum
Service Charge- £871.20 per annum

Council Tax Band- A

