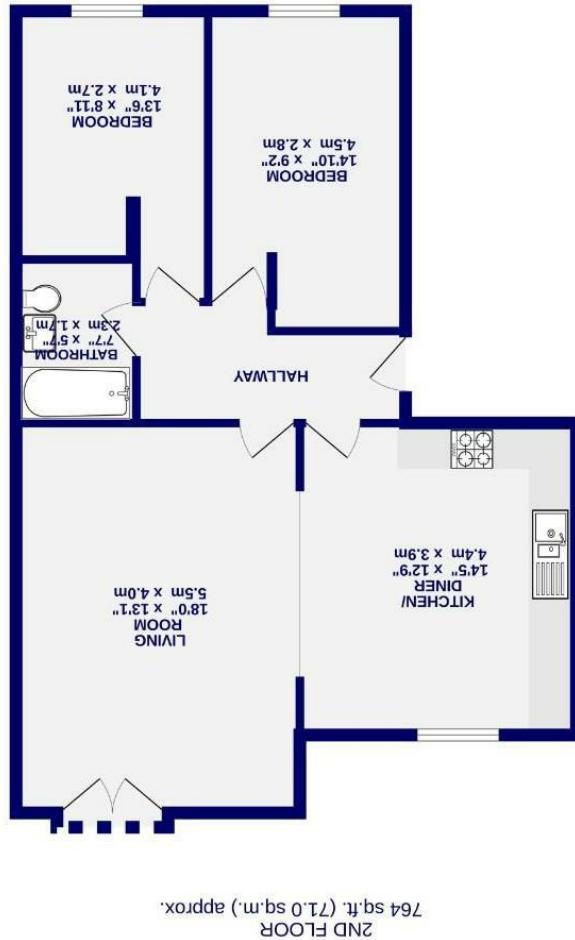


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement 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. Any statement made by the vendor or his agent in respect of this property is made on behalf of the vendor.



Council Tax Band - C
Leasehold

YO24 3AE
, York
, Gale Lane



Gale Lane
, York
YO24 3AE

£210,000

 2  1

Ashtons are delighted to welcome to the market this rare opportunity to purchase a two bedroom, top floor apartment, ideal for first-time buyers and investors alike. Situated just a stone's throw from the centre of Acomb, the property benefits from excellent local amenities including supermarkets and independent businesses. There is also easy access to the outer ring road, making commuting to Leeds, Harrogate and beyond convenient and efficient.

Accessed via a private communal entrance to the rear of the development, this wonderful third-floor apartment offers a spacious and unique feel throughout. From the entrance hall to the left is the generous in size open plan kitchen diner, fitted with an array of units and worktops, offering ample space for food preparation and a dining table. Natural light floods in from the front facing window, enhancing the loft-style feel of the apartment.

Leading through to the generous living room, French doors open onto a Juliet balcony, allowing light to bathe the space. The room offers plenty of space for both lounge and entertainment furniture, continuing that desirable loft-apartment atmosphere.

To the rear of the property are two well proportioned double bedrooms, both overlooking school playing fields and enjoying an attractive open backdrop. Centrally located within the apartment is the sleek, modern house bathroom, complete with a bath and overhead shower, WC and wash basin set within a contemporary vanity unit.

This spacious and distinctive apartment presents a rare opportunity in a sought-after location and is perfectly suited to first-time buyers or investors. The property also benefits from one allocated parking space, along with additional visitor parking. An early viewing is highly recommended to fully appreciate all that is on offer.

Leasehold
Length of lease- 981 years remaining
Ground rent - £100 per annum
Ground rent review period- Fixed
Service Charge- £713 per annum

Council Tax Band- C

