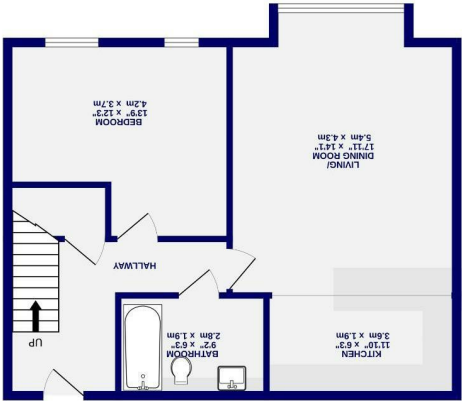


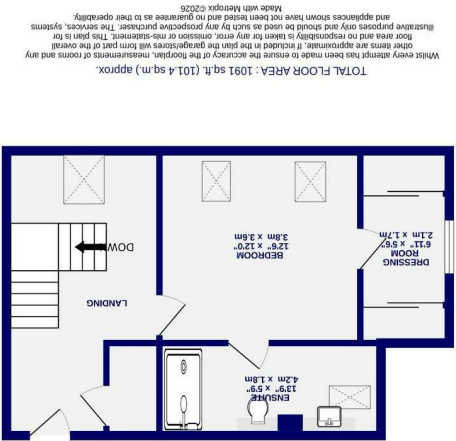
Burton Croft Burton Stone Lane, YO30 6FG

Leasehold
Council Tax Band - D

- Stunning Duplex Apartment
- Two Double Bedrooms
- Two Bathrooms
- Sought After Residential Area
- Allocated Parking
- No Onward Chain
- Immaculate Condition
- EPC TBC



3RD FLOOR
630 sq.ft. (58.5 sq.m.) approx.



4TH FLOOR
461 sq.ft. (42.8 sq.m.) approx.

What every landlord has been made to ensure the accuracy of the layout, measurement of rooms and any other items are appropriate. It is advised to take the dimensions with a tape measure of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Made with Metropix (2020)

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.

Burton Croft
Burton Stone Lane, York
YO30 6FG

£325,000



Set within the sought-after area of Clifton, just off Burton Stone Lane, this deceptively spacious duplex apartment forms part of the well-established Burton Croft development. Having previously been a successful rental property, the apartment presents an excellent opportunity for investors and can be offered with tenants in place or with vacant possession, with the added advantage of no onward chain.

The property enjoys a highly convenient position with a range of amenities close by, including shops and services on Burton Stone Lane and Bootham, while York city centre, York Hospital and York Railway Station are all within easy reach.

Accessed via a secure communal entrance, the apartment is arranged over two levels. The lower floor opens into a spacious entrance hall which leads through to a bright open-plan kitchen diner. A large window allows natural light to pour into the room, creating a welcoming and airy space. The kitchen is fitted with a range of Shaker-style wall and base units, providing ample storage and worktop space, along with room for freestanding appliances. The living/dining area comfortably accommodates a range of furniture and is complemented by a breakfast bar, ideal for more informal dining. This level also offers a modern three-piece bathroom and the first of two well-proportioned double bedrooms.

Stairs lead to the upper level where a generous landing provides additional flexibility and could easily be used as a study area. The principal bedroom is also located on this floor and is a particularly spacious room, benefitting from a walk-in wardrobe and a contemporary three-piece en-suite shower room.

Rare to find so close to the city centre, the property also benefits from an allocated parking space and access to communal gardens. Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- 135 Years remaining
Ground rent - £280 per annum
Service Charge- £3,076.20 per annum

Council Tax Band- D

