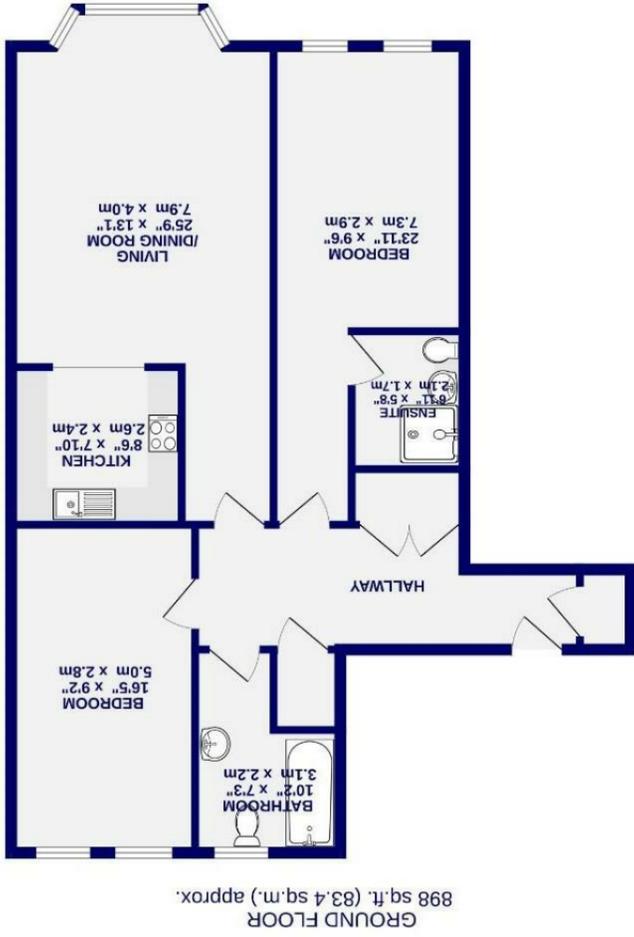


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation. Made with Hverigon 02/20



- Apartment
- Ground Floor
- Two Bedrooms
- Two Bathroom
- No Onward Chain
- One Allocated Parking Space
- EPC D

Leasehold
Council Tax Band - C

Little Hallfield Road
, York
YO31 7UH



Little Hallfield Road
, York
YO31 7UH

Offers Over £240,000



A well presented two bedroom, two bathroom apartment, ideally positioned just a short walk from York city centre. Offering spacious and well balanced accommodation throughout, this property will appeal to a range of purchasers including first time buyers, downsizers and investors alike.

Accessed via a secure communal entrance, the apartment opens into a generous hallway with useful storage cupboards and access to all accommodation. The property offers a bright and spacious open plan living dining room with a bay window, creating a light and airy feel, which flows through to a fitted kitchen complete with integrated appliances.

There are two well proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom features a modern en suite shower room, whilst the second bedroom is served by a separate family bathroom fitted with a bath and shower.

Further benefits include underfloor heating throughout much of the apartment, ample storage space including a utility cupboard, and high ceilings which enhance the overall sense of space.

Externally, the property benefits from an allocated parking space, communal gardens and shared bicycle storage.

Situated in a prime city location with easy access to York's wide range of shops, restaurants and transport links, this property offers both convenience and comfortable modern living.

Leasehold
Length of lease 127 years remaining
Ground rent £139.70 per annum
Service charge £1,422.92 per annum

Council Tax Band C
EPC Rating D

