



Lilbourne Drive,  
York  
YO30 6PY

Offers Over £170,000



A well presented and modern two bedroom apartment offering spacious and comfortable accommodation, ideally suited to professional couples or first time buyers. Set within a secure and well maintained development, the property benefits from clean and tidy communal areas and the convenience of allocated parking.

The apartment opens into a welcoming entrance hall leading through to a generous living room. The modern kitchen is well appointed with contemporary units and practical workspace, while both bedrooms are good sized doubles, offering flexibility for home working or guest accommodation. A stylish and modern family bathroom completes the internal layout.

Situated in a popular residential location, the apartment is well placed for a range of local amenities including shops, schools and excellent transport links. Clifton Green Primary School is within the catchment area, and easy access is provided to the A64, A19 and A1237, making commuting straightforward. York city centre is close by, offering a wealth of shopping, dining and cultural attractions including Coppergate, Monks Cross, York Minster, the Museum Gardens and riverside walks along the River Ouse, with York railway station providing further convenient travel connections.

This is a fantastic opportunity to acquire a modern, low-maintenance home in a highly desirable area of York.

Leasehold  
Length of lease-  
Ground rent - £180 per annum  
Service Charge- £2,800 per annum

Council Tax Band- B





# Lilbourne Drive, York

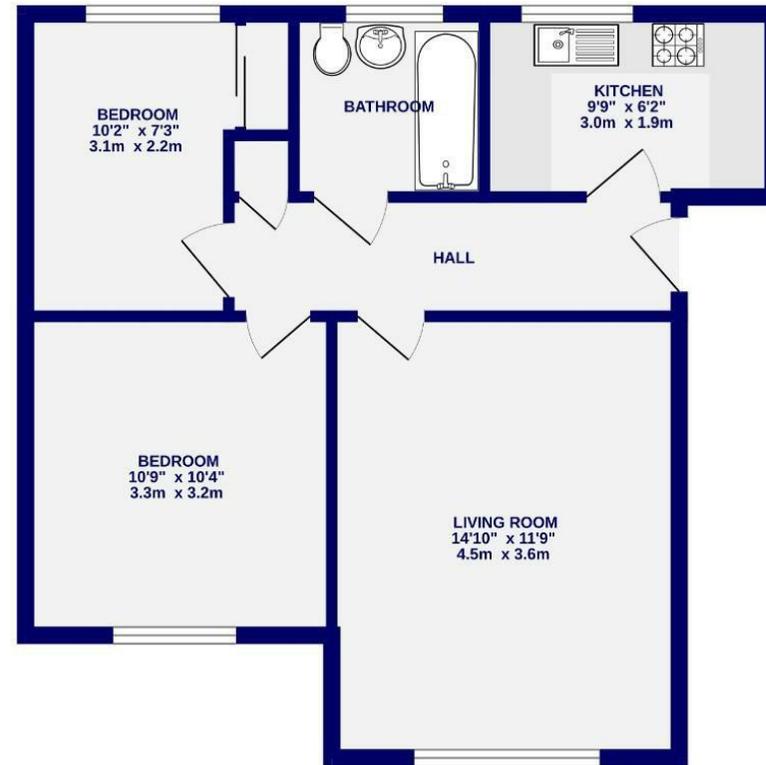
## YO30 6PY

Leasehold

Council Tax Band - B

- Ground Floor Apartment
- Two Double Bedrooms
- Popular Residential Area
- Allocated Parking
- Ideal First Home
- Modern Decor
- Great Local Commuter Connections
- EPC D

GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA - 531 sq.ft. (49.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability.  
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