



Flat 12 Gate House



Ashtons Estate Agents are delighted to introduce to the market this charming two bedroom apartment set to the west of York. Located on Boroughbridge Road offering great access to the City Centre, A64 & A59, and within walking distance of the many amenities Acomb has to offer.

Located on the top floor of this select development this well-loved property has been a home to the current owners since built and comprises of a large entrance hall leading to a generous open plan lounge/kitchen with breakfast bar and built in appliances. The lounge also offers a south facing balcony which can accommodate a table and chairs, with the property also benefiting from a well maintained communal garden to the rear.

Across the hall is the house bathroom and two double bedrooms, of which the master has the benefit of an en-suite shower room and built-in wardrobes.

Benefiting from allocated parking and modest service charges, this property will prove popular with a range of buyers and investors, with a potential rental income of £950pcm. This select development also benefits from CCTV to cover the entrance and car park.

Offered with no onward chain and ready for immediate occupation.

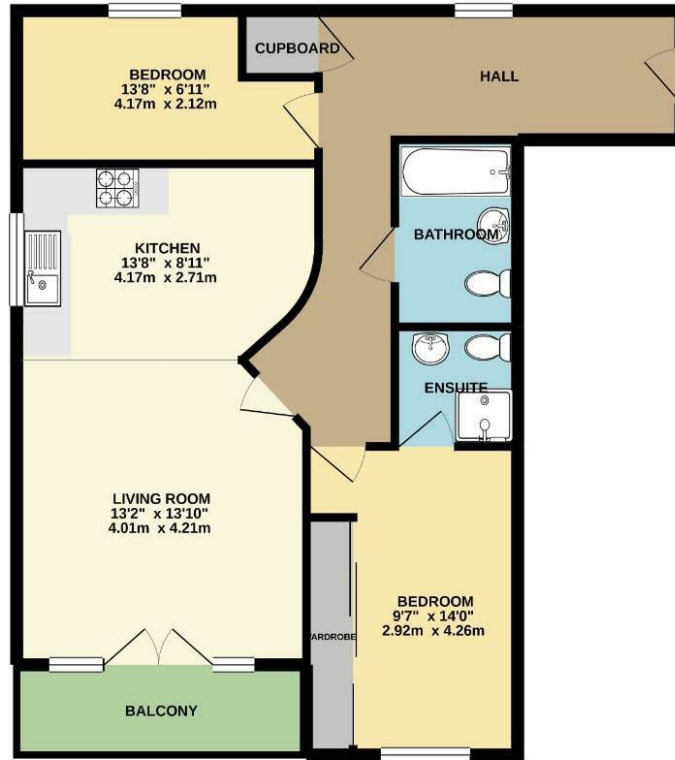
- Two Bedroom
- Top Floor Apartment
- En-suite to the Master
- Allocated parking
- South facing balcony
- No onward chain
- EPC C
- Possible 6% yield

Offers Over £200,000



Ashtons

SECOND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq ft. (70.5 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.