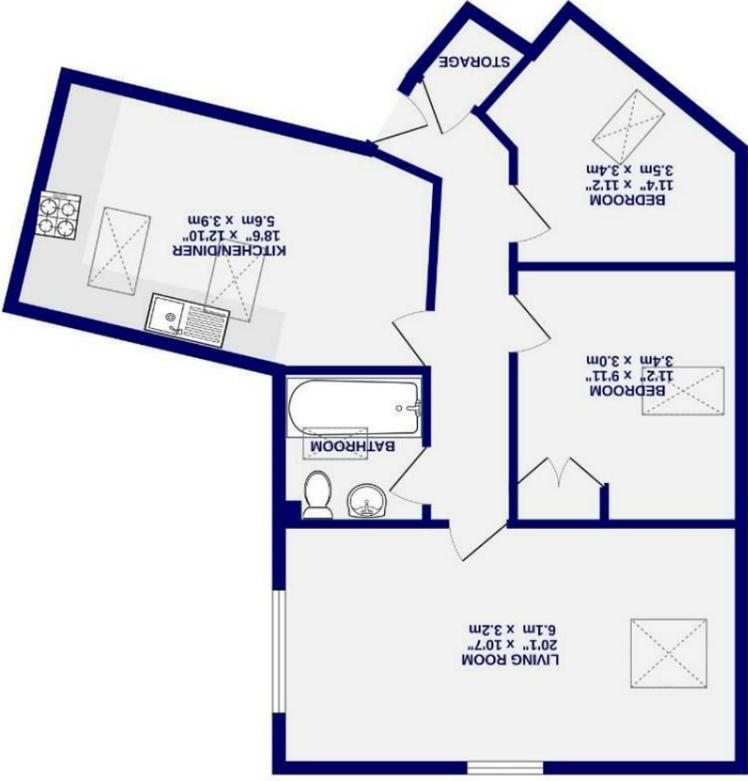


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA - 709 sq.ft. (65.8 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the above, measurements of rooms and any other items are approximate. It is advised that the prospective purchaser should verify the measurements and other items and should not rely on the above measurements or descriptions. The floor area is for information only and should not be used as a basis for any purchase or other agreement. The floor area is for information only and should not be used as a basis for any purchase or other agreement. The floor area is for information only and should not be used as a basis for any purchase or other agreement. Made with AutoCAD 2012.



SECOND FLOOR  
 709 sq.ft. (65.8 sq.m.) approx.

# Layerthorpe, York YO31 7XU

Leasehold  
 Council Tax Band - B

- Loft Apartment
- Two Double Bedrooms
- Updated Kitchen & Bathroom
- Allocated Parking
- Close To City Centre
- Ideal First Home
- Early Viewing Recommended
- EPC C



Layerthorpe  
Layerthorpe, York  
YO31 7XU

£200,000



This well-presented two-bedroom loft apartment is ideally located in the popular residential area of Layerthorpe, just a short stroll from York city centre. Offering an allocated parking space, the property combines convenience, style, and comfort in a sought-after setting.

Situated close to Foss Islands Retail Park, residents benefit from easy access to a variety of local amenities, including supermarkets, coffee shops, and gyms. York Minster is less than a mile away, and York railway station is also within easy reach, making this a perfect base for commuters and city lovers alike.

The accommodation briefly comprises a welcoming central hallway with useful storage, leading to a recently modernised kitchen fitted with a variety of stylish units and integrated appliances. The spacious open-plan lounge and dining area enjoys dual-aspect windows, filling the room with natural light and creating a bright, airy atmosphere.

There are two well-proportioned double bedrooms and a contemporary family bathroom, all finished to a high standard.

Outside, the property includes an allocated private parking space, access to a communal garden, and a secure bike store, offering both practicality and peace of mind.

Leasehold  
Length of lease- 115 years remaining  
Ground rent- £250 per annum  
Ground rent review period- Every 15 years it doubles. Next being 2030.  
Service charge- £1600 per annum  
Holiday lets not permitted

Council Tax Band - B

