



Grange House

West Grange Court, York
YO30 6AP

£240,000



A top floor two bedroom apartment with two bathrooms, located just off Bootham and close to the popular Clifton green. Ideally positioned for York City Centre, York District Hospital and St Peters School the property is likely to appeal to a range of purchasers. Offered with vacant possession this two bedroom apartment has been competitively priced.

A unique private development, West Grange Court is located less than a mile from York's historic city walls and enjoys a variety of local amenities as well as the wealth of activities the city centre has to offer. It is conveniently located for access to York District Hospital and the railway station is approximately a one mile walk.

Entering the building from a well maintained and secure entrance hallway via stairs to the top floor. The apartment itself has its own entrance hallway with storage, leading to an open plan lounge/ dining/ kitchen. The kitchen has a light wood effect finish and include appliances such as a double oven and a fridge freezer. The property would be ideal for investment as its offers two double bedrooms and two modern bathrooms. The main bedroom offers an ensuite shower room and the second double bedroom has easy access to the family bathroom.

If let on a 6 or 12 month basis we would expect to achieve £1300 PCM on an assured shorthold tenancy.

Externally the property benefits from communal gardens, a private off street parking space, as well as bin and bike storage.

This property is offered for sale with no onward chain and viewing is highly recommended.

Leasehold
Length of lease 102 years remaining
Ground rent £102 p.a
Service charge £1416 p.a

Council tax band C



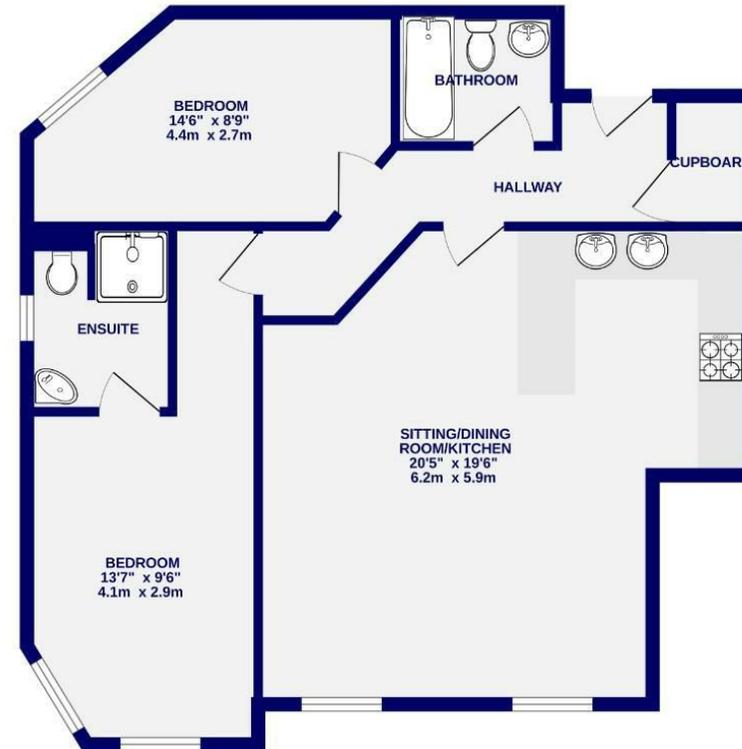


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Leasehold
Council Tax Band - C

- Top Floor Apartment
- Two Double Bedrooms
- Ideal Investment purchase
- Off Street Parking
- Just Off Bootham
- Two Bathrooms
- EPC C

GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA - 767 sq.ft. (71.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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