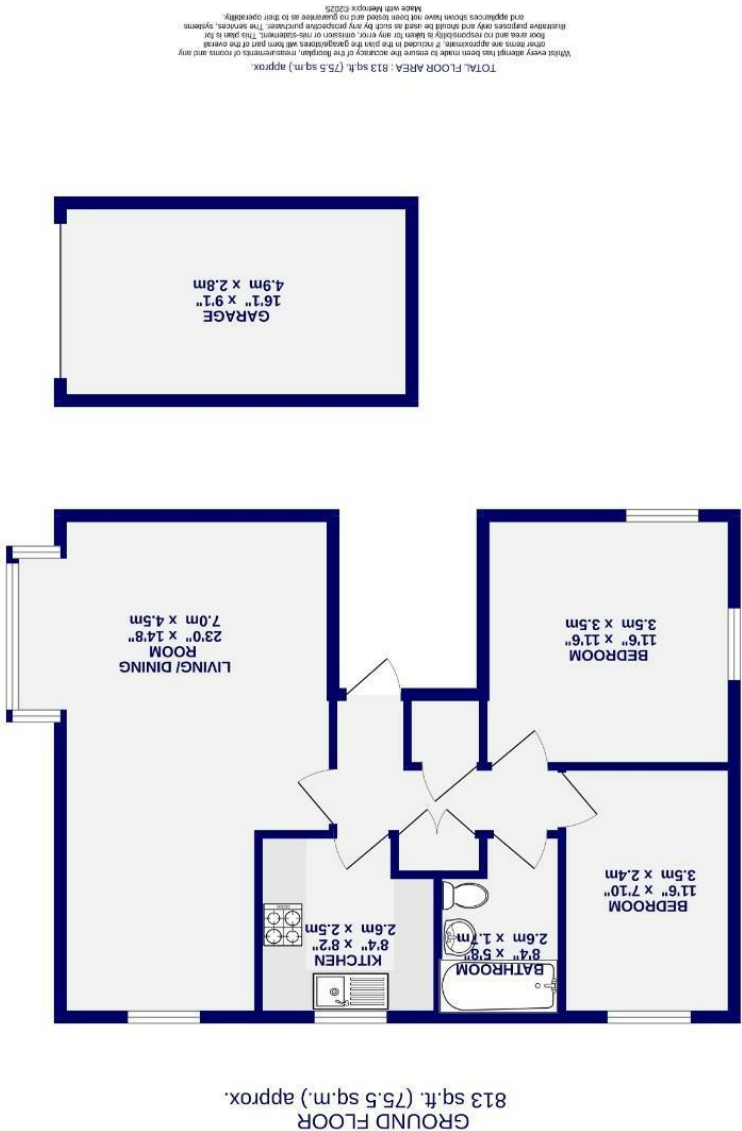


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- Ground Floor
- Two Bedroom
- Apartment
- No Onward Chain
- In Need Of Cosmetic Updating
- Garage & Parking
- EPC D

Leasehold - Share of Freehold
Council Tax Band - C
YO30 6HZ
Off Bootham, York
St. Olaves Road



St. Olaves Road

Off Bootham, York

YO30 6HZ

Offers Over £220,000

 2  1

This beautifully presented two-bedroom ground floor flat with private parking and a garage is part of an exclusive development of just eight properties, each with a share of the freehold. Tucked away on a peaceful, tree-lined street just off Bootham and offered with no forward chain, it combines a tranquil setting with unbeatable convenience for the city centre, perfect for a first time buyer or investor as an assured shorthold tenancy.

Sykes Close sits on the attractive and highly sought-after St Olaves Road, less than half a mile from Bootham Bar and York's historic city centre. The area is known for its blend of heritage, excellent local amenities, schools, and easy access to transport links, making it a prime location for both owner-occupiers and investors.

Inside, a welcoming hallway with two useful storage cupboards leads into a spacious lounge/dining room. The bright, double-aspect layout and attractive bay window create a warm and inviting atmosphere, ideal for both relaxing and entertaining. The adjoining kitchen is fitted with a range of units and provides space for a cooker, fridge/freezer, and washing machine.

There are two well-proportioned bedrooms, while the bathroom/WC is positioned for easy access from all rooms. The flat benefits from gas central heating, double glazing, and is set within beautifully maintained communal gardens. A private parking space and an allocated garage with power, lighting and an up-and-over door offer excellent additional storage or secure parking.

Leasehold

Lease Length – 999 years from 1st January 2010.
Share of Freehold – No ground rent payable.
Service Charge – £907 per annum.

Council Tax Band- C

