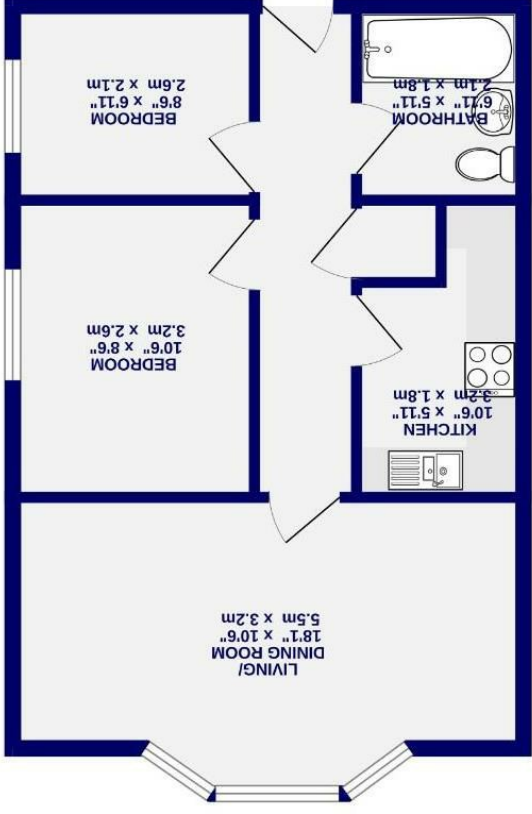


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Where every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas and appliances, it remains the responsibility of the purchaser to check the accuracy of the measurements and appliances shown there and to ensure that the measurements are correct. The purchaser should also ensure that the measurements are correct. The purchaser should also ensure that the measurements are correct. The purchaser should also ensure that the measurements are correct.



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

- Ground Floor Two Bedroom Apartment
- Offered With No Onward Chain
- Recently Decorated Throughout
- Bright Living Room With Bay Window
- Walking Distance To City And Station
- Close To Racecourse And River Walks
- Modern Kitchen
- Communal Gardens And Bike Storage
- Off Street And Visitor Parking Available
- EPC TBC

Leasehold  
Council Tax Band - C

# Chancery Rise , York YO24 4DG



# Chancery Rise

, York

YO24 4DG

£150,000



Offered with no onward chain, this bright and spacious ground floor apartment is ideally positioned to the west of York, within easy walking distance of the railway station, city centre and a range of local amenities. The racecourse and riverside walks are also just a short stroll away. Having been a successful rental for a number of years and recently decorated with new carpets, the property presents an excellent opportunity for both investors and first-time buyers alike. Recently decorated and newly carpeted throughout, the property offers a bright, fresh and turn-key finish.

Positioned to the front of the development and accessed via a secure communal entrance, the accommodation comprises an entrance hall leading through to a generous living room, offering a comfortable and well-proportioned space. A bay-shaped window allows natural light to flood the room. The fitted kitchen is arranged with a range of wall and base units and complementing stylish worktops. There are two well-proportioned bedrooms, along with a modern house bathroom.

Externally, the property benefits from well-maintained communal gardens, bike storage, off-street parking and ample visitor parking.

A well-located and versatile home, and viewing is highly recommended to appreciate the space, convenience and opportunity on offer.

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*

Leasehold  
Length of lease- 971 years remaining  
Ground rent - £325 per annum  
Ground rent review period- fixed  
Service Charge- £1,620 per annum

Council Tax Band- C

