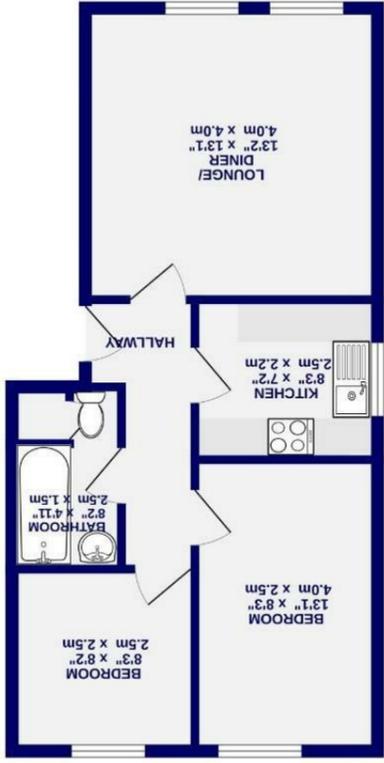


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Which every element has been made to suit the purposes of the property, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the accuracy of the measurements and dimensions of the property and any other areas by inspection. The floor plan is for information only and should not be used as a guide for any purpose. The vendor makes no representation or warranty as to the accuracy of the measurements and dimensions of the property and any other areas. The floor plan is for information only and should not be used as a guide for any purpose. The vendor makes no representation or warranty as to the accuracy of the measurements and dimensions of the property and any other areas.



# Canons Court Bishopthorpe, York YO23 2TF

Leasehold  
Council Tax Band - B

- Apartment
- Two Bedrooms
- Sought After Village Location
- Allocated Parking
- Cul-De-Sac
- Close To Popular Local Amenities
- Great First Time Purchase
- Investment Opportunity
- EPC TBC



Canons Court  
Bishopthorpe, York  
YO23 2TF

Open To Offers £170,000



Situated in the highly sought-after village of Bishopthorpe, just a short distance south of York, this delightful first-floor, two-bedroom apartment is tucked away within a quiet cul-de-sac off Acaster Lane, with allocated parking.

Bishopthorpe remains one of York's most desirable villages, offering a thriving high street with a range of shops, cafés and public houses, along with well-regarded schools, sports facilities and picturesque riverside walks. With easy access to York city centre and convenient links to the A64, the location perfectly balances village living with commuter convenience. Apartments within the village rarely come to market, making this an excellent opportunity.

The property is accessed via a secure communal entrance and staircase leading to the first floor. The entrance hall opens into a bright lounge-dining space positioned to the front of the apartment, benefiting from two windows that allow plenty of natural light. The kitchen is centrally located and fitted with a range of wall and base units, offering ample worktop space. To the rear are two well proportioned bedrooms, along with a bathroom fitted with a white suite, completing the accommodation.

This apartment would make an ideal first time purchase or an attractive investment opportunity, offering a rare chance to acquire an apartment in this highly regarded village location.

Leasehold  
Length of lease-963 years remaining  
Service Charge- £511.60 per annum  
Ground Rent - £0.00

Council Tax Band- B

