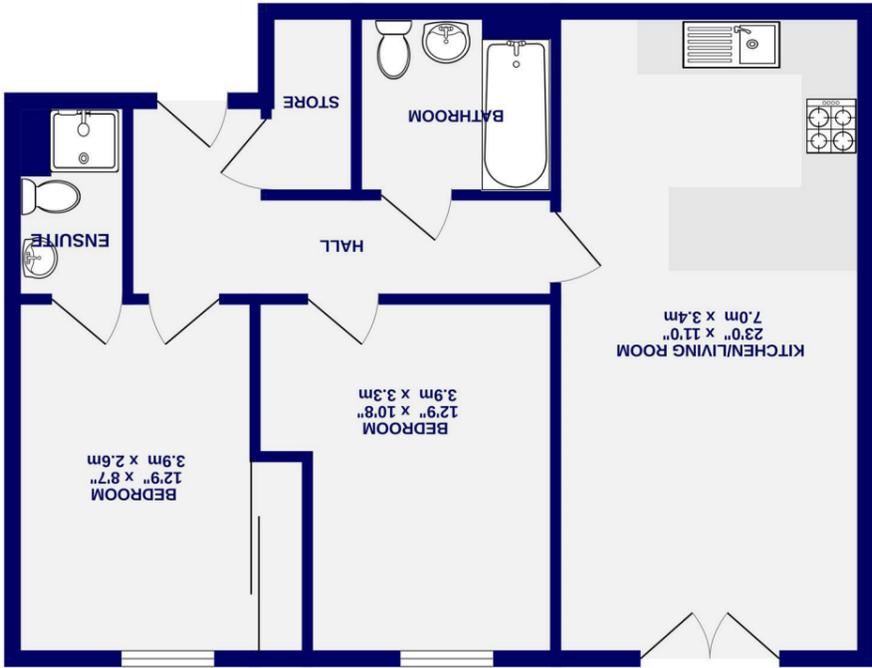


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA: 662 sq. ft. (61.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is included in the terms and conditions that the purchaser will bear the cost of any other areas and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The vendor, agents and appliances shown have not been tested and no guarantee is made by any prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee is made by any prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee is made by any prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee is made by any prospective purchaser.



SECOND FLOOR
 662 sq. ft. (61.5 sq.m.) approx.

- Offered With No Onward Chain
- Situated Close To City Centre & Railway Station
- Two Bedroom Plus En-Suite
- Large Reception Room And Kitchen
- Allocated Parking Space
- EPC - C

Leasehold
 Council Tax Band - C

Shelley House Monument Close, YO24 4HT



Shelley House

Monument Close, York
YO24 4HT

£180,000



Situated just off the ever-popular area of Holgate, this well-presented two-bedroom apartment offers comfortable and convenient living in a highly desirable location. A wide range of local amenities are close at hand, including the shops and services of Acomb Front Street, while the city centre is easily accessible. The property also benefits from close proximity to the railway station, making it ideal for commuters.

Internally, the apartment is thoughtfully laid out and well proportioned throughout. The accommodation includes a spacious reception room, flooded with natural light and featuring a Juliet balcony, providing a bright and airy living space. The fully fitted kitchen offers ample storage and worktop space, ideal for everyday use.

There are two generously sized bedrooms, with the principal bedroom further benefitting from an en-suite shower room. A large main bathroom completes the accommodation, fitted with a modern three-piece suite.

The property is offered with vacant possession and no onward chain, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

A selection of rooms have been dressed using AI for illustrative purposes.

Leasehold
Length of lease-133 years remaining
Ground rent - £175 per annum
Service Charge- £860.52 per annum

Council Tax Band- C

