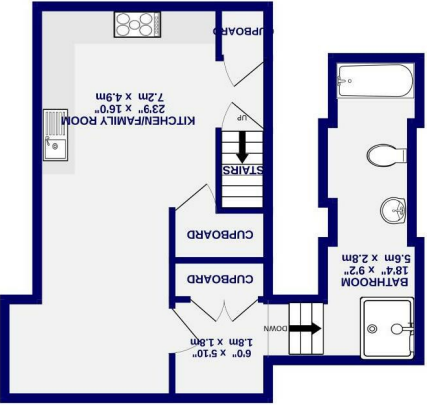




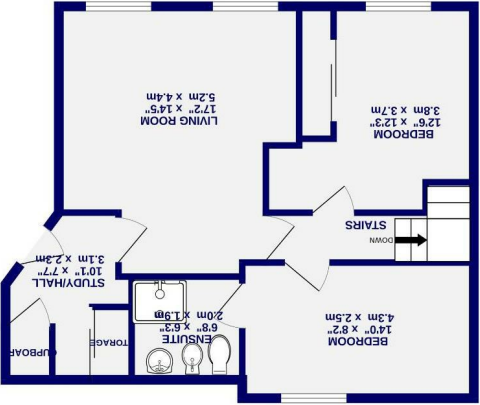
The Old Brewery Ogleforth, York YO1 7JG

Leasehold
Council Tax Band - D

- Large Duplex Apartment 1065 Sq Ft
- In the Shadow of York Minster
- Period Features
- Secure Parking
- Large Fitted Dining Kitchen
- Two Double Bedrooms
- Secure Bike Storage
- EPC- B



BASEMENT LEVEL
520 sq. ft. (48.3 sq.m.) approx.



GROUND FLOOR
658 sq. ft. (61.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of the rooms and any other areas are approximate. It is recommended that you obtain a professional valuation of the property for more detailed information. This plan is for illustrative purposes only and should not be used as a guide for any purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Made with Metropix ©2024

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 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.

The Old Brewery
Ogleforth, York
YO1 7JG

£500,000



The Old Brewery is a unique conversion situated in the shadow of York Minster in the historic heart of the City centre, yet despite its central location, offers a private and tranquil setting.

The conversion has embraced many features from the original brewery building, yet offers stylish and contemporary accommodation with the benefit of secure gated parking. The accommodation extends to nearly 1100 sq ft split over two floors. With the benefit of having underfloor heating throughout. the first floor entrance hallway offers great storage and leads to the lounge with period iron works, modern fitted storage and oak flooring. Also to the first floor are the two double bedrooms one with fitted wardrobes and one with a four piece ensuite bathroom. On the lower floor is a unique open plan living/ kitchen with dining space, free standing range gas cooker and integrated Miele appliances. The lower ground floor accommodation also includes a study space, dressing area and a family bathroom.

Externally the property benefits from a private secure parking space and communal seating areas.

This beautiful setting is probably the most desirable in the city and we would recommend without hesitation an early inspection.

Leasehold
Length of lease- 199 Years, 184 remaining.
Ground rent- £275.00
Ground rent review period- N/A
Service charge £2525.00
Service charge review period- Annually, in December
Council Tax Band- D

