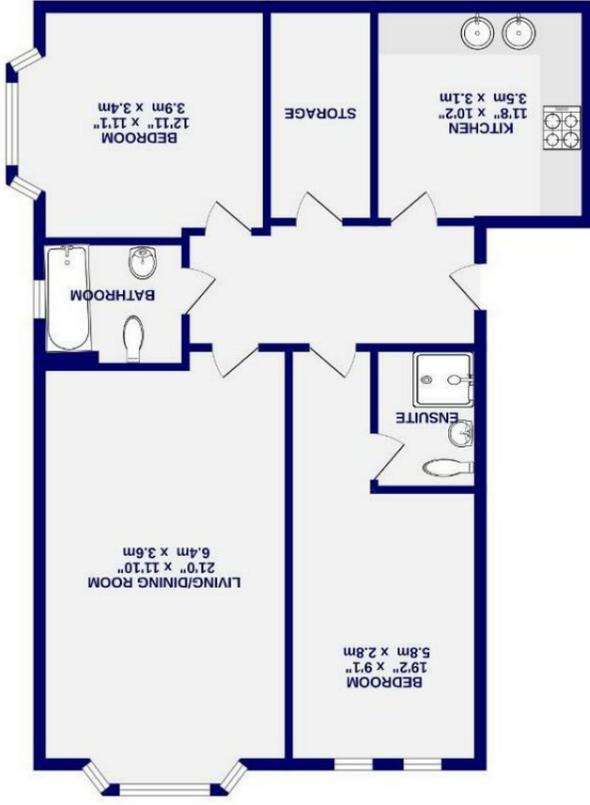


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Measurements have been made to ensure the accuracy of the layout, measurements of rooms and areas and are given as a guide only. The purchaser 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 (76.5 sq.m.) approx.

- EPC C
- Ideal First Purchase Or Investment
- Allocated Parking
- Popular Residential Development
- Ensuite & Bathroom
- Convenient Location
- Two Double Bedrooms
- Ground Floor Apartment

Leasehold
Council Tax Band - C

The Archway YO31 7UH Little Hallfield Road,



The Archway
Little Hallfield Road, York
YO31 7UH

No Onward Chain
£214 000



A well-presented and spacious two-bedroom ground-floor apartment with allocated parking. Situated in The Archway, a modern apartment development just a short walk from Foss Islands and a range of local amenities, the property is less than a mile from York Minster and offers a convenient city-centre lifestyle.

The accommodation, in brief: a central hallway leads to the generous living room, featuring a large bay window that allows natural light to flood in. Across the hall, the kitchen provides ample wall and base units, offering plenty of storage and worktop space, along with some integrated appliances. The property also features two double bedrooms, with the master bedroom boasting an en-suite shower room, in addition to a house bathroom.

Externally, the property benefits from an allocated parking space, a communal garden to the rear, and communal bike and bin storage.

Leasehold
Length of lease- 125 years remaining
Ground rent £139.70 per annum
Ground rent review period- Annually
Service charge £1,622 per annum

Council Tax Band - C

