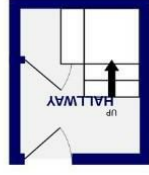
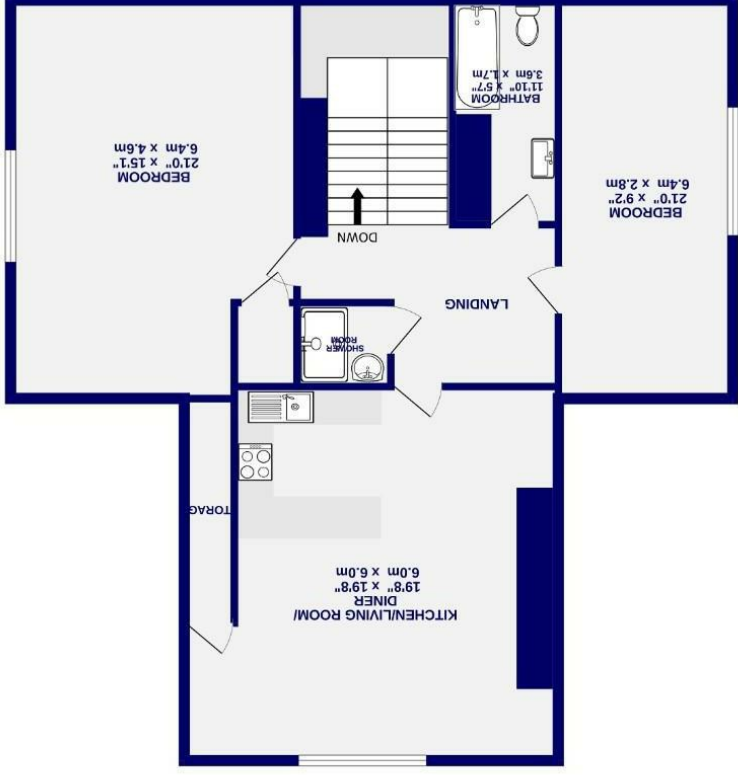


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

# Heworth Croft Heworth Green, York YO31 7SZ

Leasehold  
Council Tax Band - D

- Penthouse Apartment
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen Living Diner
- Central Location
- Period Building
- Allocated Parking
- EPC C



TOTAL FLOOR AREA: 1189 sq ft (110.4 sq m) approx.  
 Measurements are given in feet and inches and are approximate. They are not intended to be used 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 property on behalf of the vendor.



Heworth Croft  
Heworth Green, York  
YO31 7SZ

£375,000



Located within walking distance of York City Centre, the varied amenities of Foss Islands and York railway station, this substantial penthouse apartment sits within a popular period building and offers both character and convenience in equal measure. Immaculately maintained by the current owner, the property is ready to move straight into and will appeal to a wide range of buyers, including first-time purchasers, professionals, families and investors alike.

Accessed via a secure communal entrance, the apartment is situated on the first floor, with stairs leading up to the impressive penthouse level within the loft space. The heart of the home is a striking open-plan kitchen, living and dining area, rich in character with original wooden beams, ornate windows and hardwood flooring throughout. The kitchen is well-appointed with a range of shaker-style wall and base units, complemented by granite worktops and integrated appliances including a fridge freezer, hob, oven and dishwasher, offering both style and practicality.

The inner hallway leads to two well-proportioned double bedrooms, with the principal bedroom providing ample space for a range of furnishings. Both rooms continue the characterful theme with exposed beams, while the second bedroom enjoys delightful views towards the Minster. The accommodation is completed by a generous three-piece bathroom and a separate shower room, alongside useful storage found within the eaves and fitted cupboards throughout the apartment.

Externally, the property benefits allocated parking for one vehicle. A rare opportunity to acquire a distinctive and spacious penthouse in such a convenient location, early viewing is highly recommended.

Leasehold  
Length of lease- 981 years remaining  
Ground rent - £175 per year  
Ground rent review period- n/a  
Service Charge- £3,210 per year

Council Tax Band- D

