

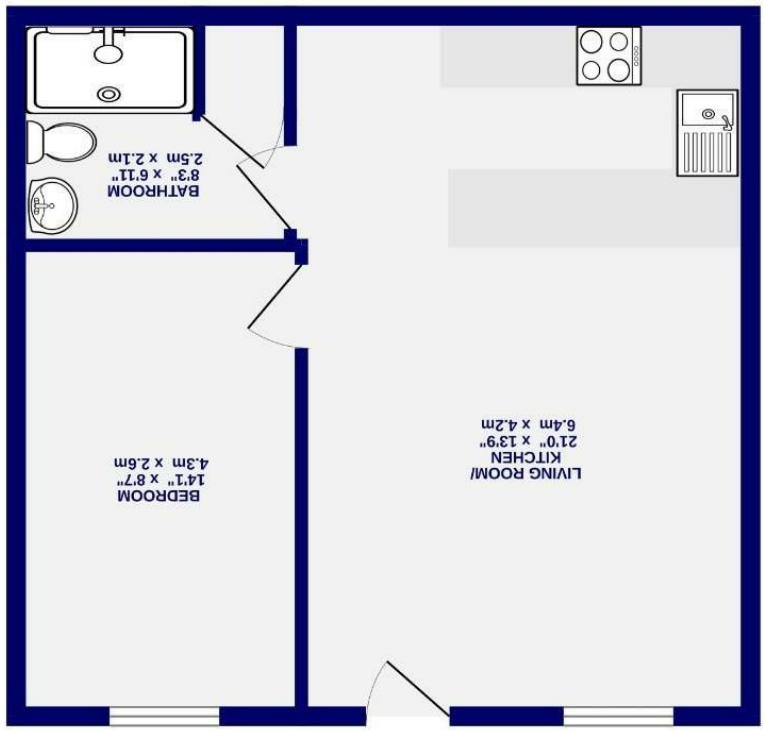
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

While every effort has been made to ensure the accuracy of the information contained in these particulars, the vendor and Ashtons do not warrant or guarantee as to their accuracy. Ashtons and Ashtonsnet.com are not responsible for any errors or omissions. The information contained in these particulars is for guidance only and should be used as a guide only. 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- EPC - C
- No Onward Chain
- Convenient Location
- Popular Development
- Allocated Parking
- Private Garden
- One Double Bedroom
- Ground Floor Apartment

Leasehold  
Council Tax Band - A

# Kettlestring Lane Clifton Moor, York YO30 4XF



GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



Kettlestring Lane  
Clifton Moor, York  
YO30 4XF

£140,000



Located within a well maintained development and ideally suited to first time buyers or investors, this attractive ground floor one bedroom apartment enjoys a convenient position close to Clifton Moor Retail Park, the York outer ring road and excellent transport links into the historic city centre.

The property is accessed via its own private entrance and offers well planned accommodation comprising a spacious open plan living kitchen with fitted appliances and lounge area, a generous double bedroom and a modern three piece shower room. Externally, the apartment benefits from a designated parking space, along with access to communal areas, bin and bike stores and visitor parking.

Presented in good condition throughout, this is a fantastic opportunity to purchase a ready to move into home in a popular location and an internal viewing is highly recommended.

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

Leasehold  
Length of lease- 241 years remaining  
Ground rent - £295.95 PA  
Service Charge- £977.81 PA

Council Tax Band A

