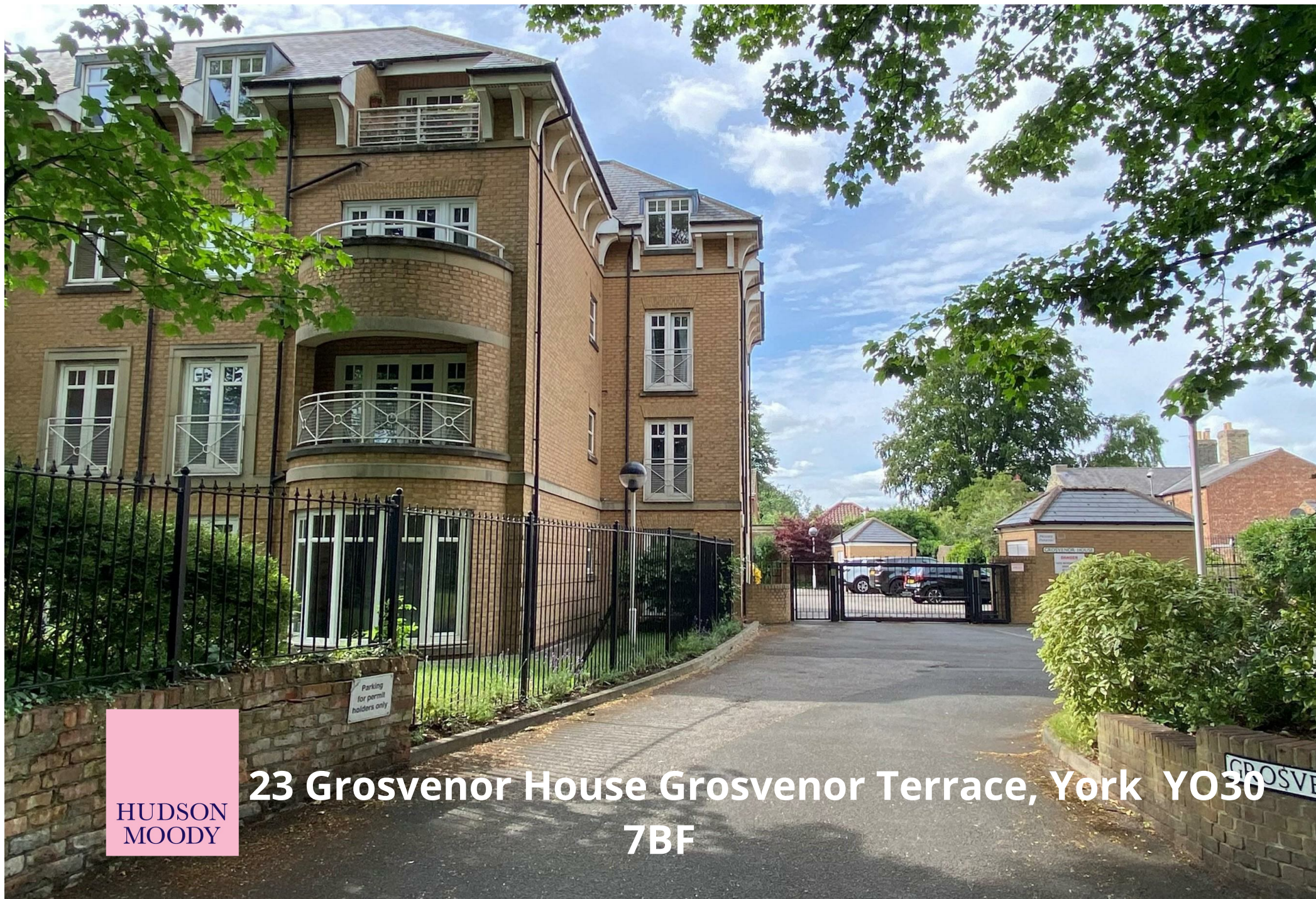




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23 Grosvenor House Grosvenor Terrace, York YO30
7BF

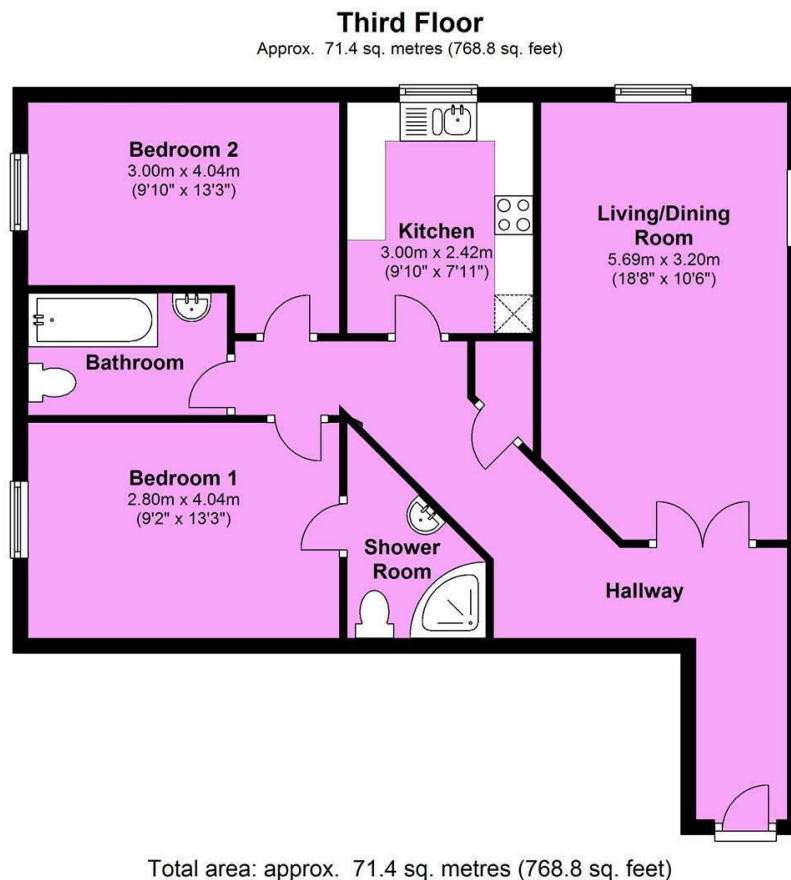
*****Offered For Sale With No Onward Chain***** A spacious and well presented two double bedroom, two bathroom top floor apartment, with secure off-road parking, forming part of this exclusive development in the highly desirable Bootham area of York, only a short distance from the city centre.

- Offered for sale with no onward chain
- Secure gated development with electric entrance gates
- Third-floor apartment with lift access
- Spacious dual-aspect living/dining room
- Principal bedroom with en-suite shower room
- Second double bedroom
- One allocated parking space
- Visitor parking and secure cycle storage
- Walking distance to York city centre and York Railway Station

Guide Price £270,000

Tenure: Leasehold

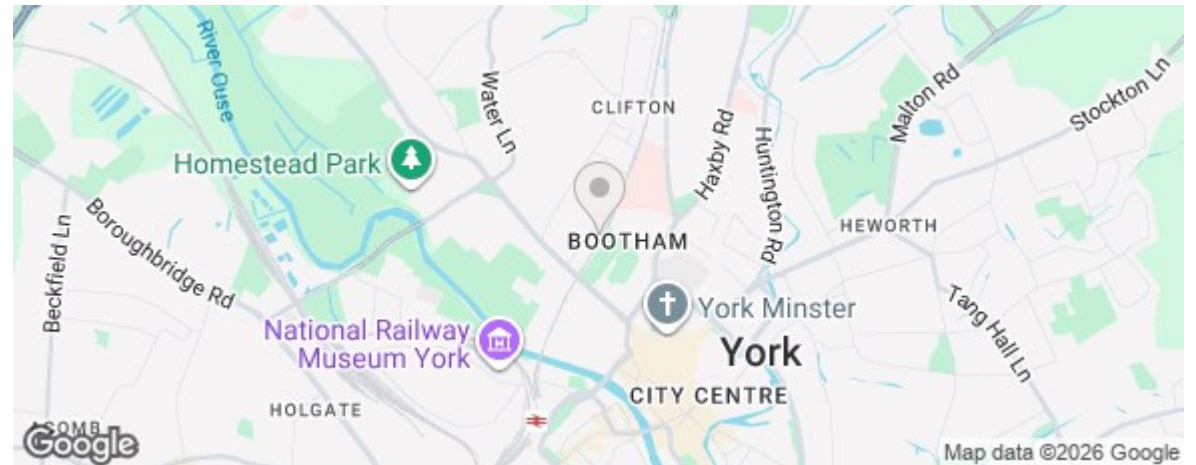
Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

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