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MASTERS HOUSE, THE AVENUE, BOOTHAM, YORK, YO30 6BR

£425,000

2 BEDROOM GROUND FLOOR APARTMENT
EPC Rating: C

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This substantial two bedroom ground floor apartment features a large open plan living area that has two sets of French doors opening onto a private terrace. Placed in an impressive modern development tucked away just off The Avenue in the sought after Bootham area of the city, the property has excellent access both into the city centre and towards the railway station. There are also many additional amenities close by and a simple route heading out towards the ring road.

The apartment is approached via a communal area to the front and has its very own private entrance. Once inside a well-proportioned hallway offers a generous amount of built-in storage and leads down to the centrepiece of the home, the open plan lounge/diner and fitted kitchen. Bathed in light from the two sets of French doors and additional windows, the room has ample space for both living and dining and could accommodate a home working area if needed. The French doors open onto the private terrace area which in turn leads to a large communal lawned space. The fitted kitchen has a range of wall and base units and built-in appliances including an oven, hob, extractor, fridge, freezer, microwave and a dishwasher. The accommodation continues with a primary bedroom with a range of built-in wardrobes and the huge benefit of a three piece en-suite shower room. There is then a second generous double bedroom and the property is completed with a three piece bathroom with a shower over the bath. There are also the benefits of electric heating and double glazing throughout and a viewing is highly recommended to appreciate the space of the property on offer.

Outside the development in addition to the delightful communal gardens there is an allocated parking space.

The property is connected to a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard and superfast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile. For details on any potential flooding risk, please check the government long term flood risk website.

This is a leasehold property with a share of the freehold. The lease runs from 1/6/2005 until 1/6/2160. There is no ground rent to be paid. The latest service charge is £1788 per annum.

Entrance Hall

Entrance door, electric panel heater and built-in storage cupboards with consumer unit.

Lounge/Diner and Fitted Kitchen

15'7" x 36'6" (4.75m x 11.13m) Two set of French doors leading to private terrace, windows to rear elevation and two electric panels heaters.

Kitchen offers wall and base units, work surfaces, sink, built-in electric oven, hob, extractor, fridge, freezer, microwave and dishwasher.

Bedroom 1

12' x 11'2" (3.66m x 3.4m) Window to front elevation, electric panel heater and built-in wardrobe.

En-Suite Shower Room

Three piece suite with shower cubicle, sink, W.C. and heated towel rail.

Bedroom 2

12' x 12'5" (3.66m x 3.78m) Window to front elevation and electric panel heater.

Bathroom

Three piece suite with bath with shower over, sink, W.C., heated towel rail and cupboard housing hot water tank.

Exterior

Private terrace area, larger communal gardens and allocated parking space.

Material Information

Leasehold with a share of the freehold.
Council tax band E.

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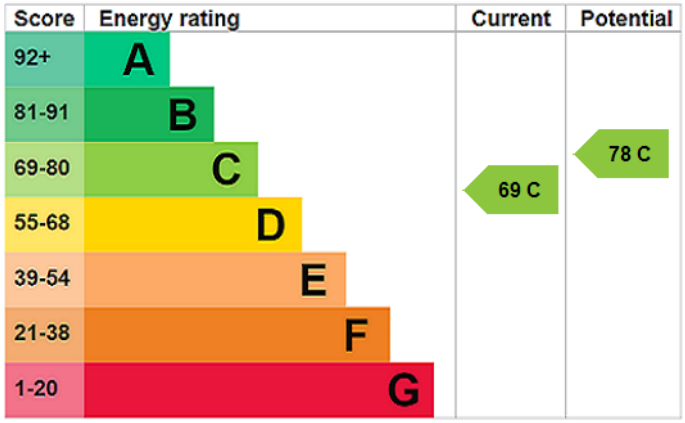




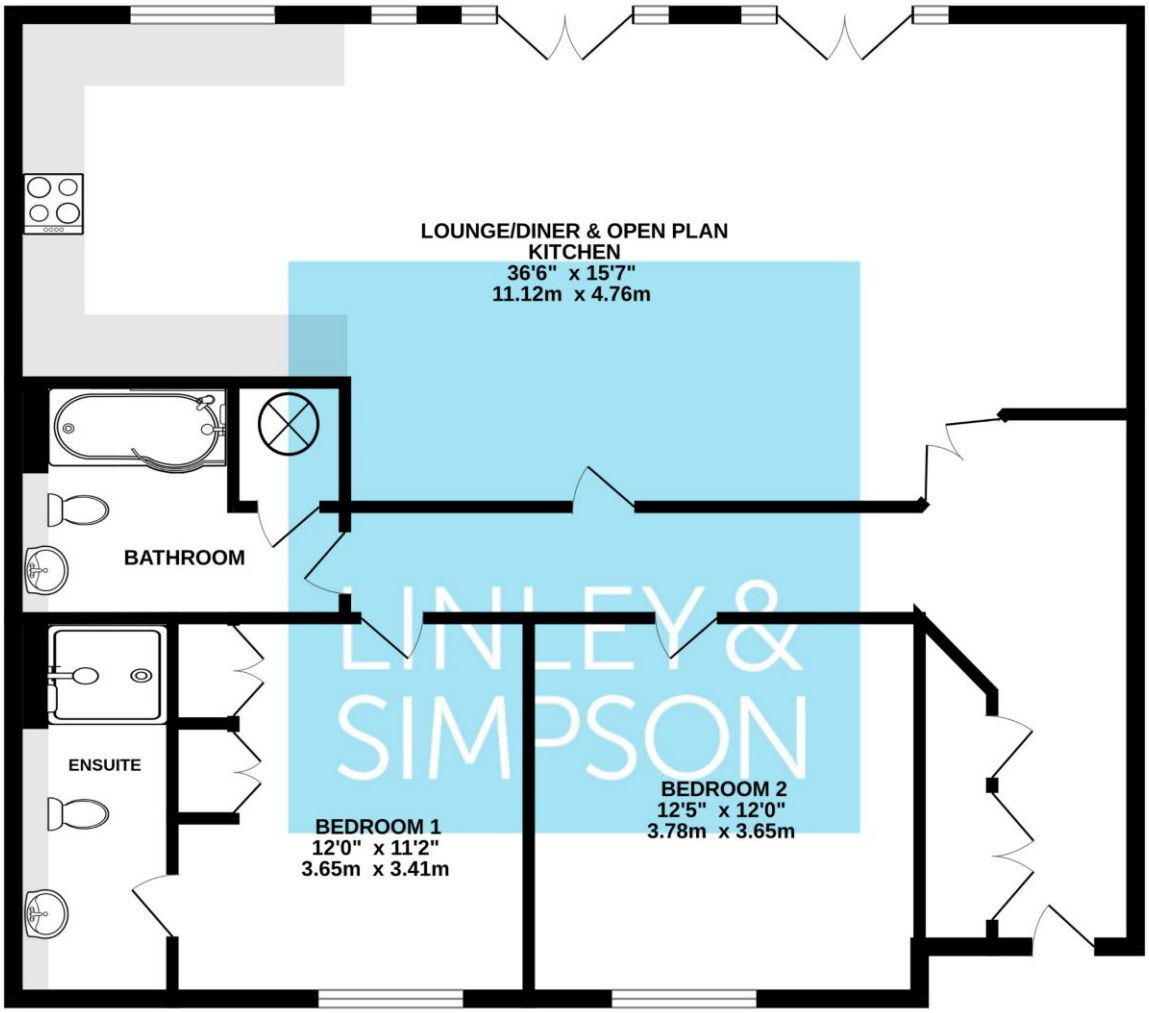








GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.