



Langley House, Dodsworth Avenue, York Offers Over £70,000

A spacious one bed roomed apartment within this highly sought-after over 55's development which is crucially offered for sale with vacant possession and no forward chain.



We are delighted to offer for sale this spacious one bed roomed apartment within Langley House which is a popular and highly regarded retirement development found off Heworth Green, offering quick and easy access into York city centre.

Langley House is warden controlled offering wonderful communal gardens with the apartment bring equipped with assistance cords.

The subject property is situated on the first floor with stair and lift access.



The property is entered via the front entrance door into the hallway which leads to all the living accommodation.

The spacious living area offers a light and airy room with a large uPVC double glazed window and electric radiator. Leading through a doorway, access can be gained to the property's upgraded kitchen which presents modern grey Shaker style wall and base fitted units to two sides with wood effect worktops over. Integrated appliances include a stainless steel sink unit with mixer tap over, NEFF oven, hob and extractor fan, along with space and plumbing for a freestanding fridge and freezer.



The large double bedroom benefits from a large fitted wardrobe, uPVC double glazed window and electric radiator.

The house bathroom offers a fully tiled three piece suite having a freestanding rolltop bath with electric shower over, low flush WC, and wash hand basin.



The living accommodation is completed by a useful storage cupboard housing the apartment's boiler.

It is therefore as agents we highly recommend an internal inspection to appreciate the accommodation on offer which is crucially being offered for sale with vacant possession and no forward chain.

Tenure: Leasehold. 65 years remaining on the lease, charges TBC

Services: Mains water, electricity, and drainage

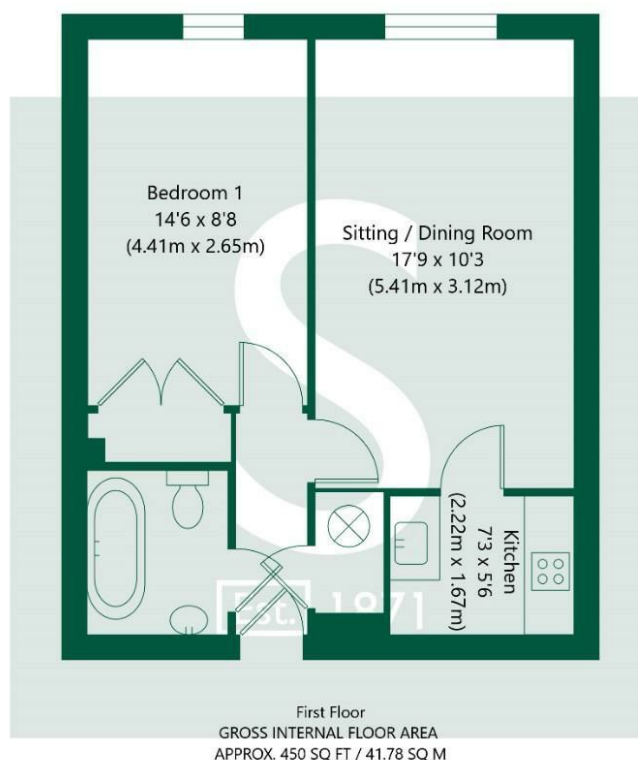
EPC Rating: 81 - B

Council Tax: City of York - Band B

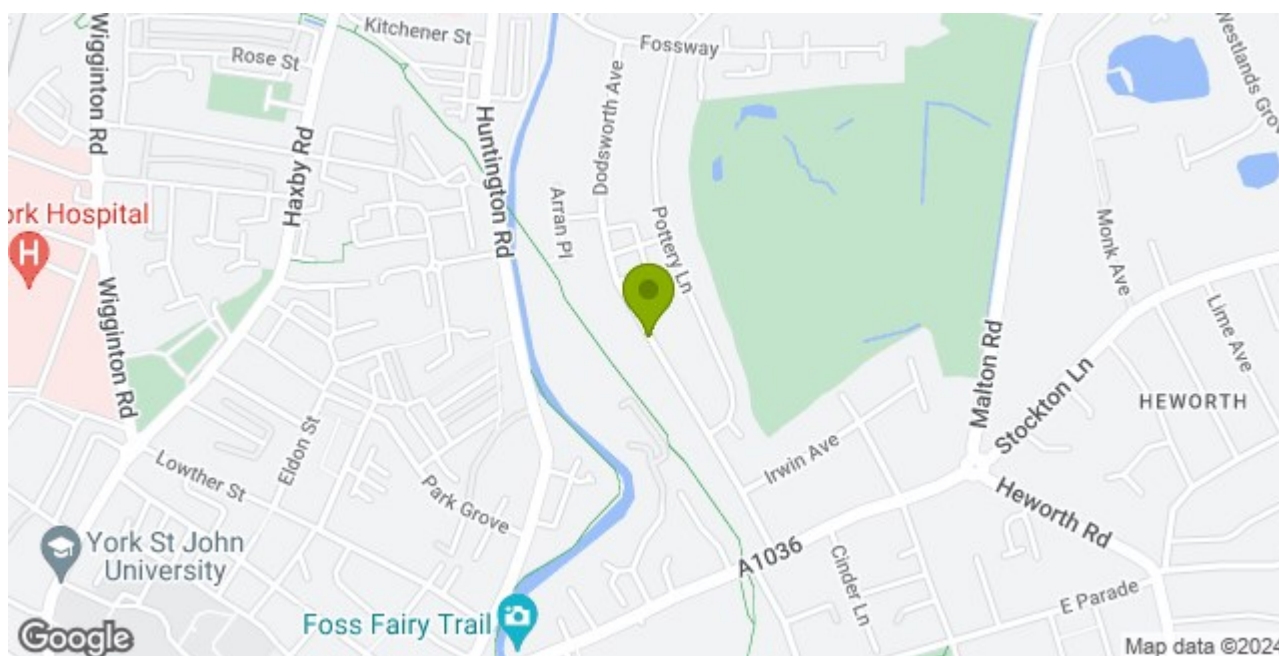
Viewings: Strictly via the selling agent 01904 625533



Langley House, York, YO31 7TR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 450 SQ FT / 41.78 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2023



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

