



Masters House, The Avenue, York Offers Over £395,000

Located within this prestigious development just off the highly sought after The Avenue is this superb two bedroomed second floor apartment which boasts stunning and spacious open plan living, set within beautiful surrounding gardens with allocated parking.



Part of a modern development tucked off The Avenue in the Bootham area of York, the property offers good links with both the city centre and railway station as well as the York outer ring road only a short drive away. A very welcoming development which has matured beautifully is entered via a communal entrance hall which leads to the second floor.



On entering the property you are welcomed by a good sized hallway filled with light via two full height windows and providing ample storage with a range of fitted wardrobes, cupboards and walk in storage. Furthermore leading from the entrance hall is an ideal study area before leading to inner hall.



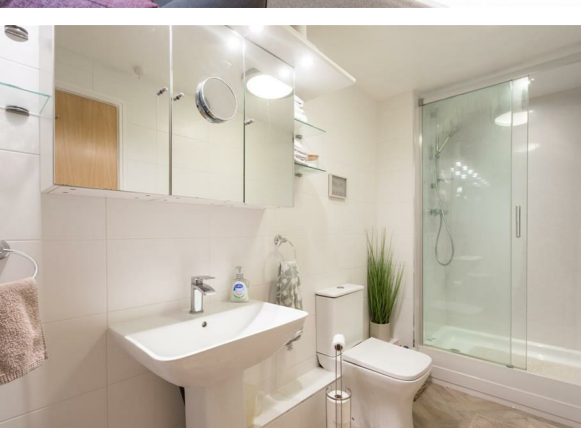
The inner hall provides access into the principle reception area, two double bedrooms and house bathroom.

The living area is bright and airy with two double glazed windows over looking the rear garden with the rooms focal feature being a recently installed modern electric log effect fire. In addition, the reception space provides an ideal dining area with space for a large table and chairs before leading to the kitchen.



The kitchen, again, offers a spacious feel with a modern range of wall and base units to three sides having stunning granite work surfaces with integrated appliances to include NEFF fan assisted oven, combi microwave and grill oven, fridge freezer, hob and extractor. In addition, and available by separate negotiation, is matching 'silent running' washing machine and dishwasher.

From the inner hallway are two good sized double bedrooms. The master bedroom enjoys a recently renovated and good sized en suite shower room and fitted wardrobes. Bedroom two also enjoys a good range of fitted bedroom furniture and is served by an upgraded house shower room with large walk in shower, low flush w/c and hand wash basin both with modern vanity surrounds and fully tiled walls.



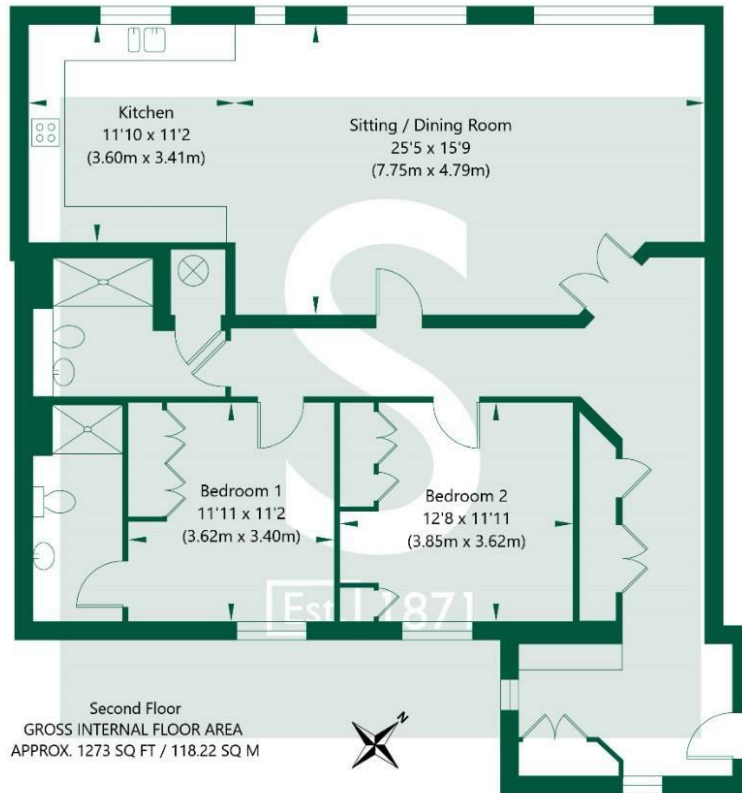
Outside the property sits within delightful lawned gardens that wrap around the development. There is also a gated allocated parking space with cycle store. Importantly the property is a stones throw from St Peters School, Clifton Bridge and The Homestead and is within easy reach of York Hospital and lovely walks into the city centre along the River Ouse.

SERVICES: Mans water, drainage and electric are understood to be installed to the property.

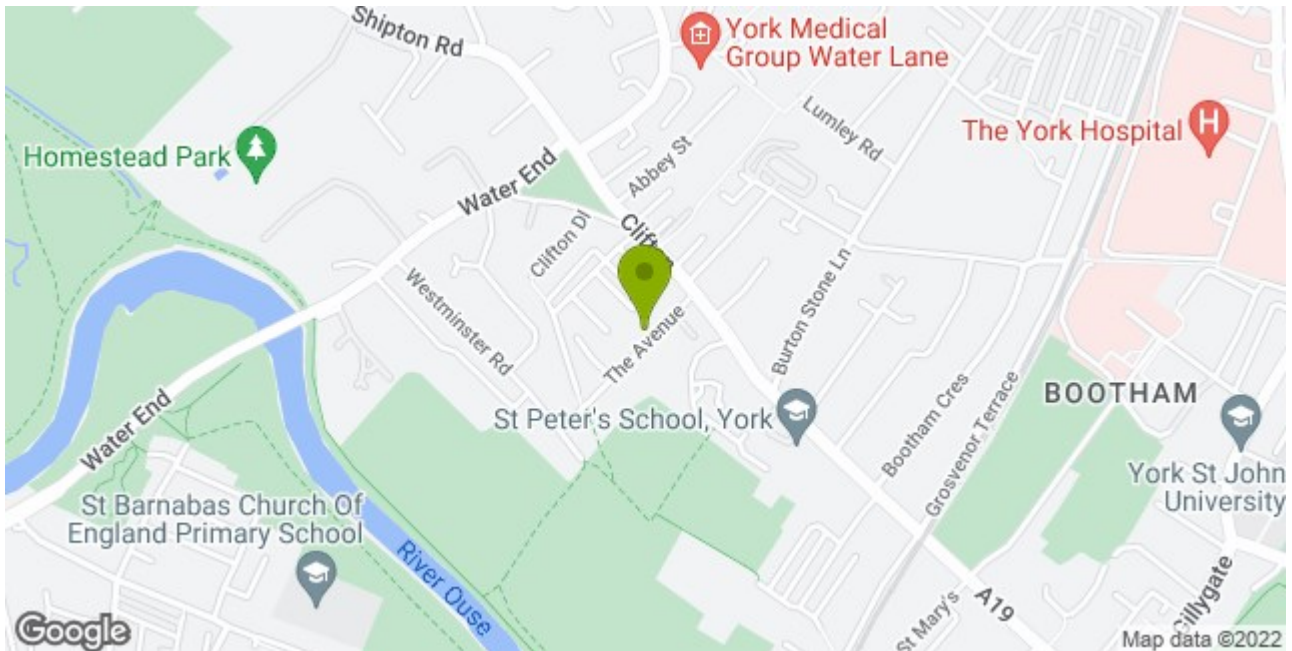
LEASE: Lease length 155 years understood to have commenced 2005. (This apartment owns a share of the Freehold resulting in no ground rent to pay.)
Service Charge £1,438.13, payable every July.
Allocated Car Parking Space: Number 22

VIEWINGS Strictly by appointment by the Agent - 01904 625533.

Masters House, York, YO30 6BR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1273 SQ FT / 118.22 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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