

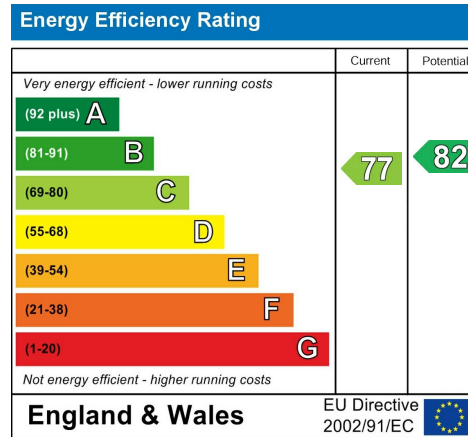


44 Langley House Dodsworth Avenue, York, YO31 7TR

Offers Over £70,000

  
**Churchills**  
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- 1 bedroom first floor apartment
- Only 100 yards from Heworth Green
- Recently decorated & newly fitted kitchen
- Communal facilities including residents lounge & parking
- Specifically for the over 55's
- Easy access to local amenities & into the city centre
- Double size bedroom with fitted wardrobes



## THE PROPERTY

A LOVELY 1 BEDROOM FIRST FLOOR APARTMENT FORMING PART OF THIS RESIDENTIAL DEVELOPMENT FOR THE OVER 55'S only 100 yards from Heworth Green and easy access to local amenities and into the city centre. The property has recently been redecorated and a new kitchen installed and provides bright living space comprising entrance hall, lounge, kitchen with integrated appliances, double size bedroom with fitted wardrobes and bathroom/WC. There are also communal facilities including residents lounge and parking.

## ACCOMMODATION

**Entrance Hall**  
Entrance door, airing cupboard housing cylinder. Panelled doors to;

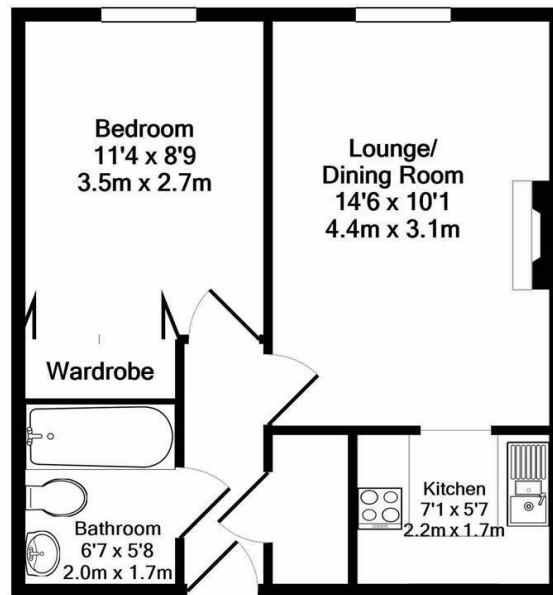
**Lounge**  
uPVC double glazed window to front, night storage heater, TV point, power points. Opening to;

**Kitchen**  
Full range of recently fitted modern units comprising sink unit with cupboard below, base units with cupboards and drawers, matching wall unit, laminated work surfaces, built in electric oven and hob, integrated fridge/freezer, power points.

**Bedroom**  
uPVC double glazed window to front, built in wardrobes, night storage heater, power points.

**Bathroom**  
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan.

Lease/Service Charge to be advised.



Total Approx. Floor Area 379 Sq.Ft. (35.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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