





Dorset House Lowther Terrace

York, YO24 4AF

Guide Price £170,000

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NO ONWARD CHAIN! A two double bedroom low maintenance, low cost to run maisonette located moments from York train station and the historic walls it is an ideal investment or a first time purchase. Located on the second and third floor of this purpose built development with views stretching over the city, the property benefits from uPVC glazing, gas central heating with new boiler fitted three years ago and built-in storage. The bright and spacious living accommodation comprises; entrance hallway, 18ft lounge, fitted kitchen, landing, two double bedrooms and three piece house bathroom. To the outside are communal gardens as well as secure brick built bike store. An accompanied viewing of this impressive property is highly recommended.

Entrance Hallway

uPVC entrance door, window to front, stairs to upper floor, double panelled radiator, laminate flooring, power points, storage cupboard

Lounge/Dining Room

uPVC window to rear, double panelled radiator, carpeted flooring, TV and power points

Kitchen

Window to front, fitted wall and base units with countertop, one and half stainless steel sink with draining board, vinyl flooring, space and plumbing for appliances, towel radiator

Landing

Carpeted flooring, storage cupboard, loft access, power points

Bedroom 1

Double glazed window to rear, double panelled radiator, carpeted flooring, power points

Bedroom 2

uPVC window to front, double panelled radiator, carpeted flooring, power points





Bathroom

Panelled bath with electric shower over, low level WC, pedestal wash hand basin, double panelled radiator, vinyl flooring

Outside

Communal areas, secure brick store, on-street permit parking available

Lease and Service Charges

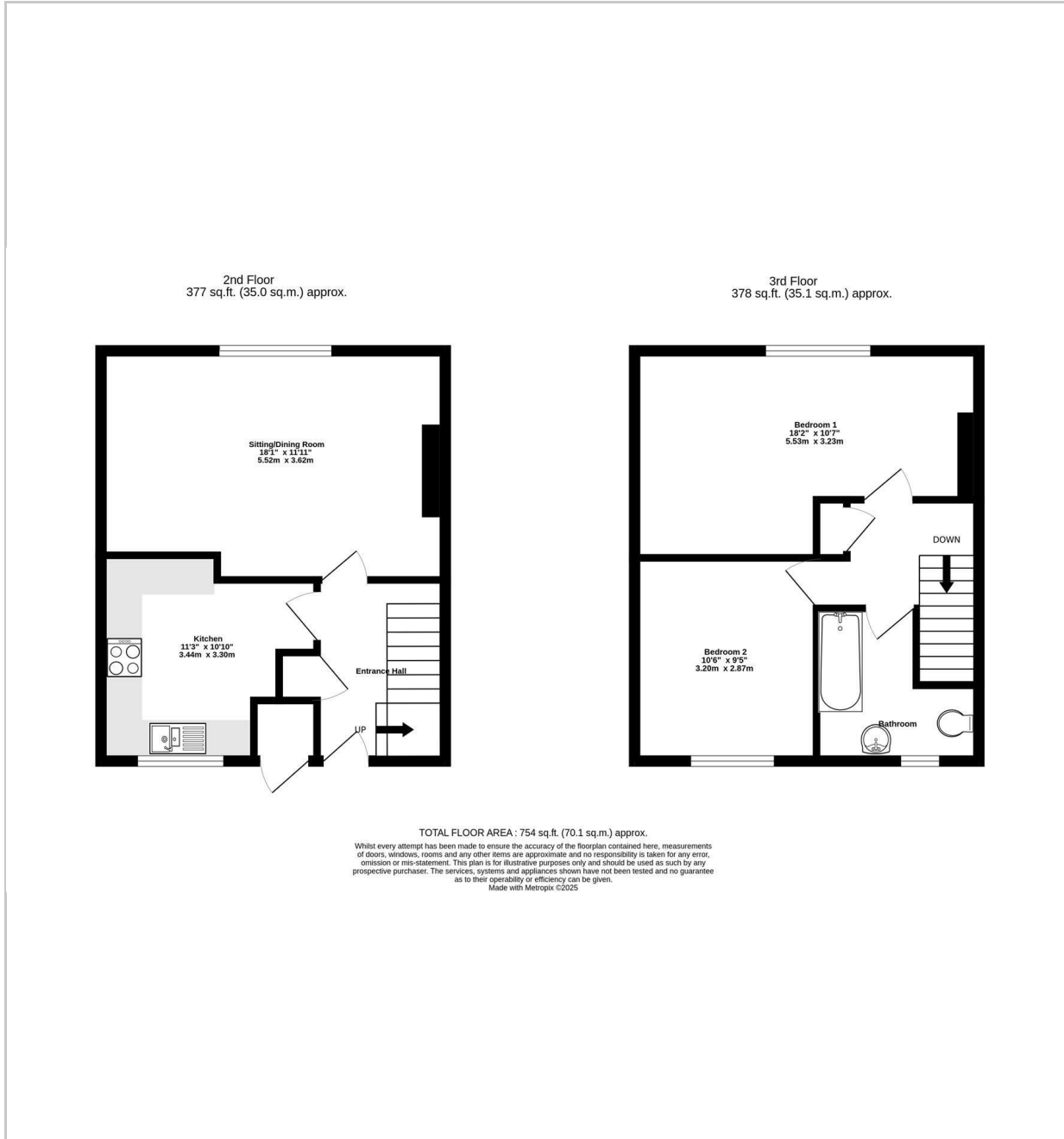
There are 91 years left on the lease which expires in April 2116

Ground rent; £10 per annum

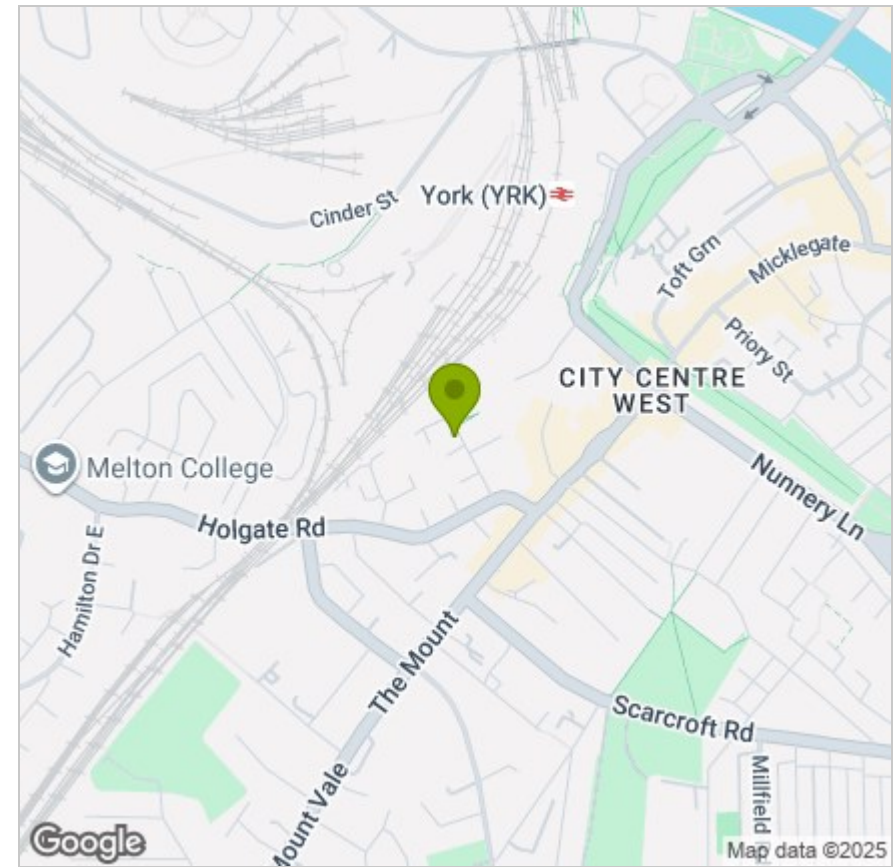
Service Charge for 2025-26: £649



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	73
(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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