

LANCASTER  
SAMMS

14a Aldwark, York

York

Guide Price **£495,000**



A superb two-bedroom maisonette with remarkable views of York Minster, choicely located in one of city's most desirable residential areas. Principally arranged over two floors, the well-balanced property offers more than 1400 Sq Ft of accommodation (excluding stairwells) and is discretely tucked away on a peaceful no through road. Offered with the convenience of vacant possession and no forward chain.

A private entrance and stairs (with courtesy door to gardens and garage access) lead to an outer upper hall (with double Velux windows) and the accommodation. Off the inner hall is the spacious dining kitchen overlooking the communal gardens and city scape beyond. The kitchen includes a range of fitted wall, base and display units, integrated fridge, freezer and dishwasher, oven, gas hob and extractor. With undercounter space for washing machine and dryer.

On this level are two well-proportioned double bedrooms, both with fitted storage. The bathroom is fitted with a modern suite including a bath with shower over, and vanity sink unit including WC. A separate entrance cloakroom contains a further WC and vanity sink unit.

The impressive living space occupies the entirety of the second (top) floor and includes a central feature chimney breast, eaves storage and access to a private southwest terrace with an elevated view of York Minster.

Directly accessed from the flat are the charming and beautifully maintained communal gardens for all to enjoy. Paving stones lead to secure gate and in turn access to the private garage. The garage is en-bloc with electronic up and over door. Parking provision is within the garage. Membership of the Aldwark development also gives access to visitor car parking space(s).

In summary, a wonderful opportunity to purchase a lovely, bright and airy property in undoubtedly one of the city's best locations.

Aldwark is a small and select development tucked away within the city walls, close to Kings Square and The Shambles. York is famed for its city walls and York Minster, one of Europe's largest cathedrals of its kind, and is one of the country's most visited locations, attracting those looking to take advantage of the many restaurants, bars, historic and cultural attractions the city offers. The mainline train station offers services to London in under two hours and road links mean nearby cities such as Leeds and Harrogate are easily reached.

#### DIRECTIONS

From Kings Square by foot, walk along St Andrewgate and bear left as it becomes Aldwark. The property is situated on the left-hand side.

#### LEASEHOLD INFORMATION

146 year lease from 14th October 1985 with approx. Service charges are £1040 PA. Ground rent £12 PA. Holiday lets not permitted.

Council Tax band: E

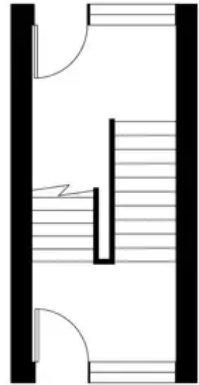
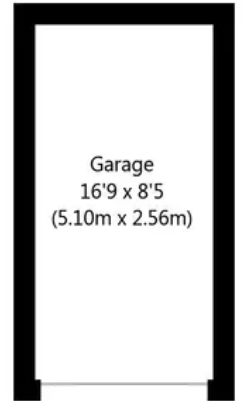




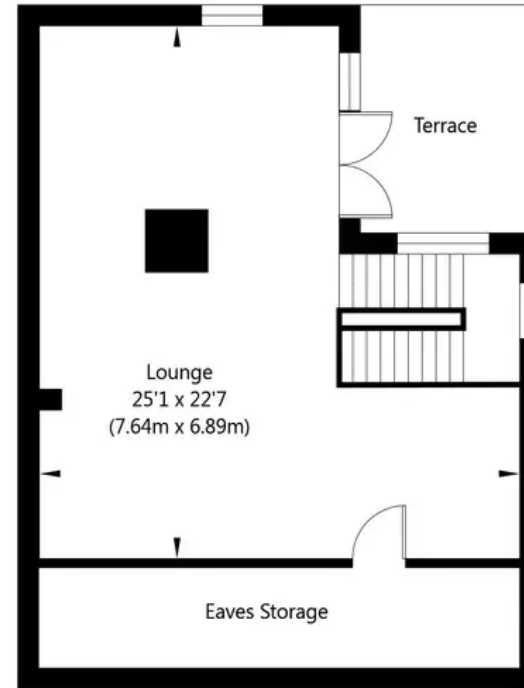
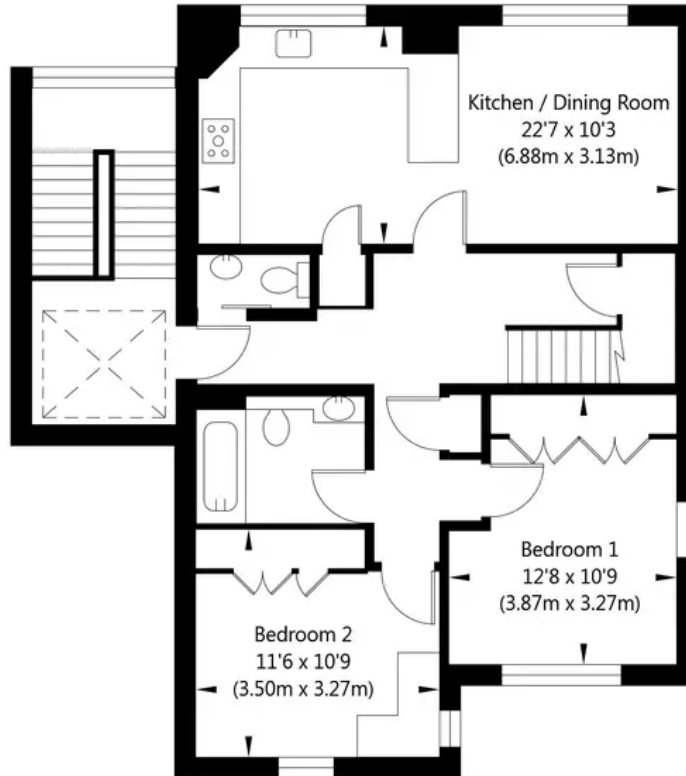




# Aldwark, York, YO1 7BU



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 108 SQ FT / 10 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 592 SQ FT / 55 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1552 SQ FT / 144.18 SQ M - (Including stairwell, Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

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