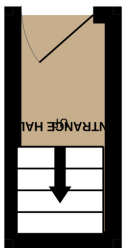
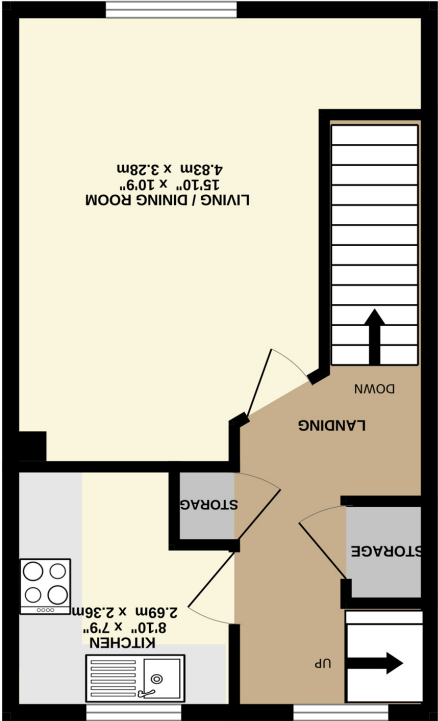


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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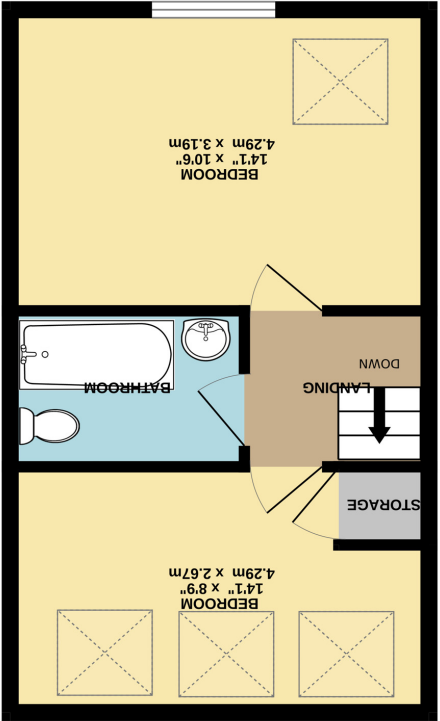
TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.



GROUND FLOOR
22 sq.ft. (2.0 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



Falsgrave Crescent, York YO30 7AZ

£200,000

Falsgrave Crescent, York YO30 7AZ

A fantastic opportunity to purchase this unique maisonette located within walking distance to York hospital and city centre. Benefitting from its own private entrance, this well presented home briefly comprises; entrance hall with stairs leading to the first floor accommodation, a spacious living / dining room, well equipped kitchen and two large storage cupboards. To the second floor are two good sized double bedrooms, the rear allows sunlight to flood in and is currently set up as a home office. A three piece bathroom completes this floor. Externally the property comes with an allocated parking space and a private bike shed / brick built store. Ready to move in to, we feel this property deserves to be viewed to truly appreciate the size, standard and location on offer.

Lease:
1st January 1997 for 125 years
Management / Service Charge : £68 per month INC buildings insurance
Ground Rent : £0
The owners of this flat will benefit from a share of the freehold too

- Maisonette
- Private Entrance
- Bright Living / Dining Room
- Two Double Bedrooms
- Allocated Parking
- Private Bike Store / Storage Unit
- Close to City Centre
- Walking Distance to York Hospital

Travelling on Burton Stone Lane from Crichton Avenue turn left on to Glencoe Street. Turn left on to Falsgrave Crescent where the property is on the right hand side and can be identified by our for sale sign.

Burton Stone Lane is situated in the Bootham district of York affording easy access to York city centre, railway station, Nestle and York District Hospital. There are also a number of local amenities, shops, takeaways etc found on Burton Stone Lane itself. For out of town shoppers, there is Clifton Moor near by and the outer ring road for commuters travelling further afield.

