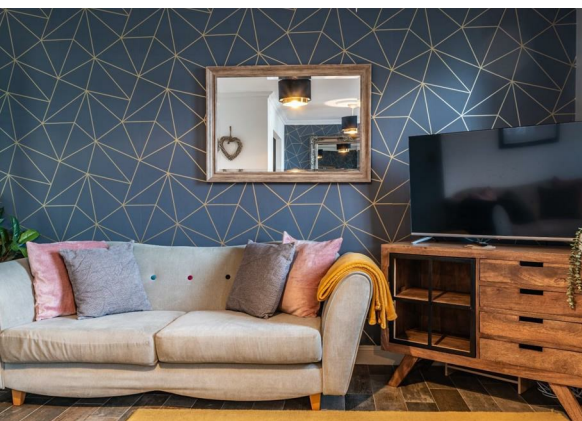




## Leeman Road, York £210,000

A wonderfully presented and modernised two bedroom top floor apartment set within a highly regarded development in the city centre of York, benefitting from allocated parking and no forward chain.





Located within close proximity to York train station and the city centre, we are delighted present this spacious two bedroom top floor apartment which is crucially being offered for sale with vacant possession and no forward chain. This presents an ideal opportunity to both first time buyers, professionals and investors. The apartment benefits from an additional storage cupboard located just outside the front door.

Upon entering the development, you are welcomed by a communal entrance hall with stairs leading to the top floor where access can be gained to the subject property. As you enter the apartment, a central hallway provides access to all rooms, including a cupboard housing the boiler and a separate storage cupboard.

It goes without saying the standout feature of this property is the large, yet cosy, open plan living dining kitchen which provides a real home to the apartment with the room being flood by natural light gained via three uPVC double glazed windows. This leads through into the kitchen area which boasts a stylish range of high gloss wall and base fitted units to three sides incorporating a stainless steel sink with mixer tap over, electric hob with extractor hood above, oven, as well as a large fridge freezer and dishwasher. Space and plumbing is available for a freestanding washing machine.

The apartment has two large and spacious double rooms, both benefiting from built in wardrobes. The master bedroom boasts a three piece en-suite providing a corner shower cubicle with waterfall and handheld shower, low flush WC and pedestal hand wash basin.

The modern house bathroom provides another three piece white suite housing a panelled bath, low flush WC and hand wash basin, with the room benefitting from full height tiled walls.

To the outside, the development enjoys well maintained and landscaped grounds , along with an allocated parking space.

It is therefore as agents we highly recommend an internal inspection to truly appreciate the accommodation on offer which is sure to appeal to both first time buyers and investors.

Tenure: Leasehold. Lease valid until December 2150, currently 127 years remaining. Ground Rent circa £125 per annum, Service Charge circa £500 per quarter.

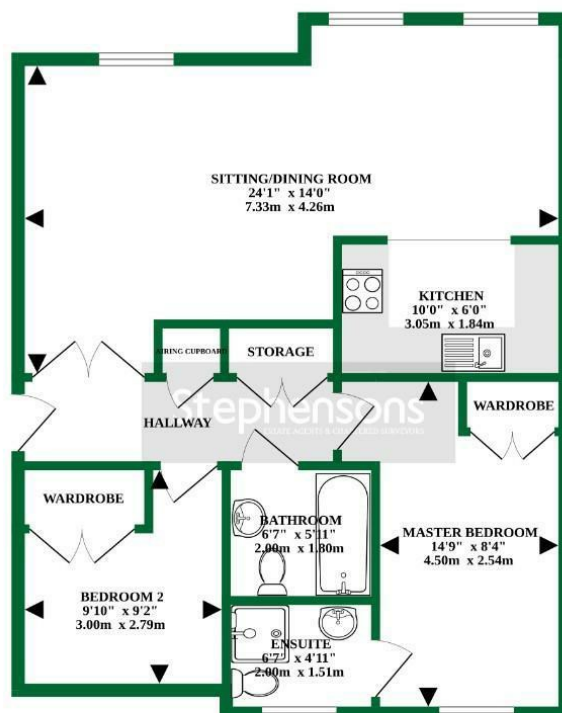
Services: All services connected

EPC Rating: 76 (C)

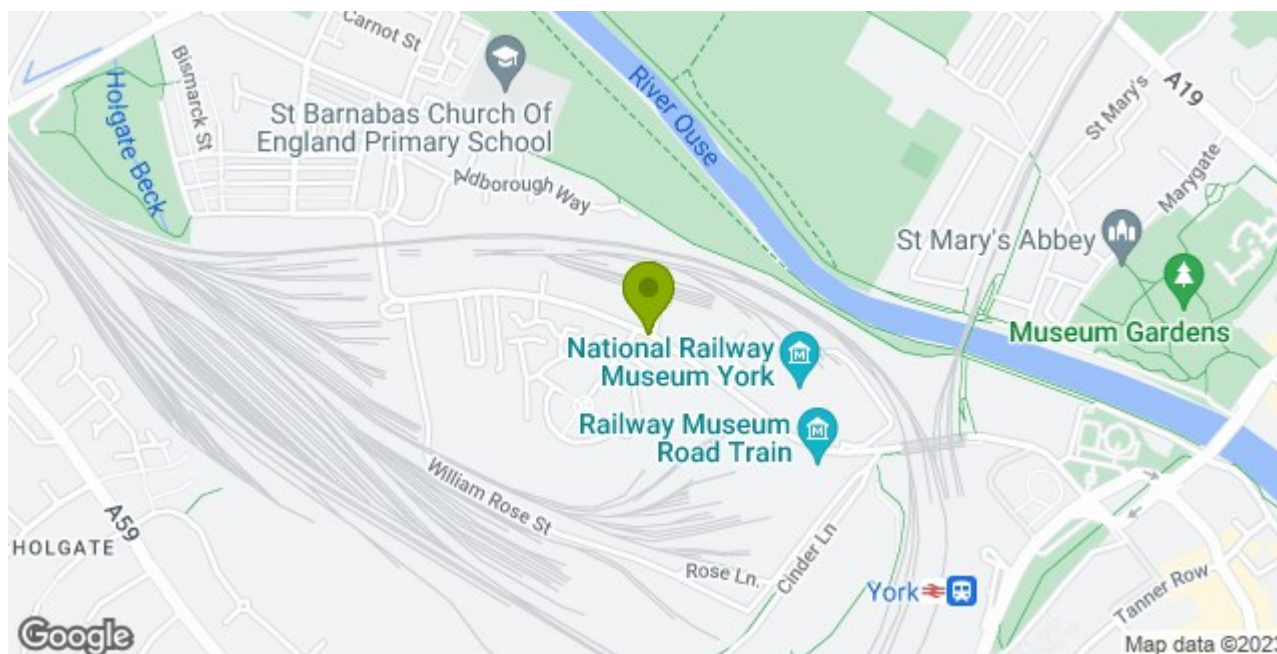
Council Tax: City of York – Band C

Viewings: Strictly via the selling agent 01904 625533

SECOND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



ST PETERS QUARTER, LEEMAN ROAD, YORK  
TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.  
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 misstatement. 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.  
Made with floorplan 62023



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I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

CS Hill FNAEA  
N Lawrence

