

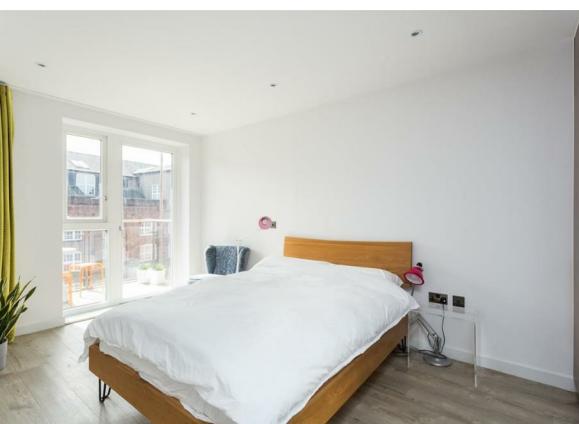


## Core 4, Leetham House, Leetham Lane, Hungate, York £370,000

Located within the ever popular Phase II of Hungate, we are delighted to offer for sale this light and spacious fourth floor apartment which enjoys far reaching views towards Clifford's Tower over the River Foss and is situated within walking distance of York city centre, whilst enjoying secure underground allocated parking.



The Hungate development provides stylish living accommodation within one of York's most premium locations and is sure to appeal to a range of buyers including young and mature professionals, investors as well as those looking for a weekend property. The apartment sits on the banks of the River Foss and enjoys two south facing balconies, along with allocated parking, open plan living and master en-suite bedroom.



On entering the development, a staircase and lift give access to the fourth floor with a communal hallway leading to the apartment. Upon entering the apartment, a hallway gives access into all rooms with a useful walk-in utility cupboard with plumbing and Amtico flooring.



The main living area provides a airy and spacious area with south facing door and window leading onto a balcony along with ideal seating and dining areas with television satellite points and security intercom system along with wall mounted electric heaters.



The kitchen comprises a modern range of grey wall and base fitted units to two sides with fitted Quartz preparation surfaces which incorporates a sunken sink unit and Bosch ceramic hob. In addition, integrated appliances include a Bosch oven and microwave along with a fridge, freezer and dishwasher.



The master bedroom is found to the rear of the property and benefits from fitted wardrobes along with an electric wall mounted radiator with a door leading out onto the balcony. The balcony enjoys wonderful views over the River Foss towards Clifford's Tower and Rowntree's Wharf. Leading off the master bedroom is an en-suite which provides a large walk-in shower area with tiled walls and having a mains waterfall shower and additional handheld shower. Furthermore, a low flush WC and wash basin set within a modern vanity surround.

Bedroom two offers a further double room, again with views to the rear of the river along with Amtico flooring and electric wall mounted radiator.

The house bathroom offers a modern and stylish three piece suite comprising a paneled bath with mains shower over and glass shower screen along with a low flush WC and hand wash basin with wall mounted mirror with motion censored backlight and wall mounted heated towel rail.

To the outside, the property sits within the most sought after Hungate development which provides quick and easy access via foot to the city centre with the apartment benefitting from lovely landscaped courtyard gardens and a secure underground allocated parking space.

It is therefore as agents, a viewing is highly recommended to view this well appointed apartment which offers easy access to York city centre providing a wide range of shops, restaurants, theaters, cinema and riverside bars along with York railway station that provides travel to London under two hours.

**Tenure:** Leasehold. Service charge approx £390 per quarter, Ground rent £300 per annum. Lease length: 199 years from 2007.

**Services:** Mains water, drainage and electricity

**EPC Rating:** 81 (B)

**Council Tax:** City of York Council - Band D

**Viewings:** Strictly via the selling agent 01904 625533



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 838 SQ FT / 77.83 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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