



6 Martins Court Leeman Road
York, YO26 4WS

Guide Price £195,000



NO ONWARD CHAIN – An impressive top floor, two bedroom, two bathroom apartment in this centrally located development and convenient for York's many amenities, museums, restaurants and River Ouse. Suitable as a quality investment opportunity or equally a prime residential purchase, this bright and spacious property benefits from electric heating and uPVC double glazing, it fully comprises; entrance hallway, inner hall, large 'L' shaped lounge/dining room with two aspects, fitted kitchen, master bedroom with three piece en-suite, second double bedroom and three-piece house bathroom suite.

To the outside is a designated parking space as well as communal bin/bicycle stores, the property is just a short distance to the railway station for nationwide links, and it also benefits from adjacent York Central development.

An internal viewing is strongly recommended.

Entrance Vestibule and Hallway

Laminate flooring, power points, electric night storage heater, recessed spotlights, storage cupboard with hot water cylinder, pull down staircase to the fully boarded loft for storage.

Kitchen

7'11" x 7'11" (2.41m x 2.41m)
Fitted wall and base units with counter top, one and a half stainless steel sink and draining board with mixer tap, built in oven and hob, integrated fridge/freezer and washing machine

Dining Area

14'9" x 14'3" (4.50m x 4.34m)
Dining area: two uPVC windows to side, laminate flooring, electric night storage heater, power points





Lounge Area

three upvc windows to front and side, three uPVC windows to front and side, electric night storage heater, television point, power points, laminate flooring, spotlights

Bedroom 1

12'7" x 11' (3.84m x 3.35m)
uPVC window to front, electric night storage heater, carpet, power points

En-suite Shower Room

Walk in shower cubicle, low level w.c., pedestal wash hand basin, tiled walls, tiled flooring, extractor fan, electric towel radiator

Bedroom 2

11'1" x 8'1" (3.38m x 2.46m)
uPVC window to front, fitted wardrobes, wall mounted electric heater, carpets, power points

House Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level w.c., tiled walls, tiled flooring, recessed spotlights, extractor fan, shaver point, electric towel radiator

Outside

Designated parking space, communal gardens, bin/bike store
Lease and service charge to be advised.

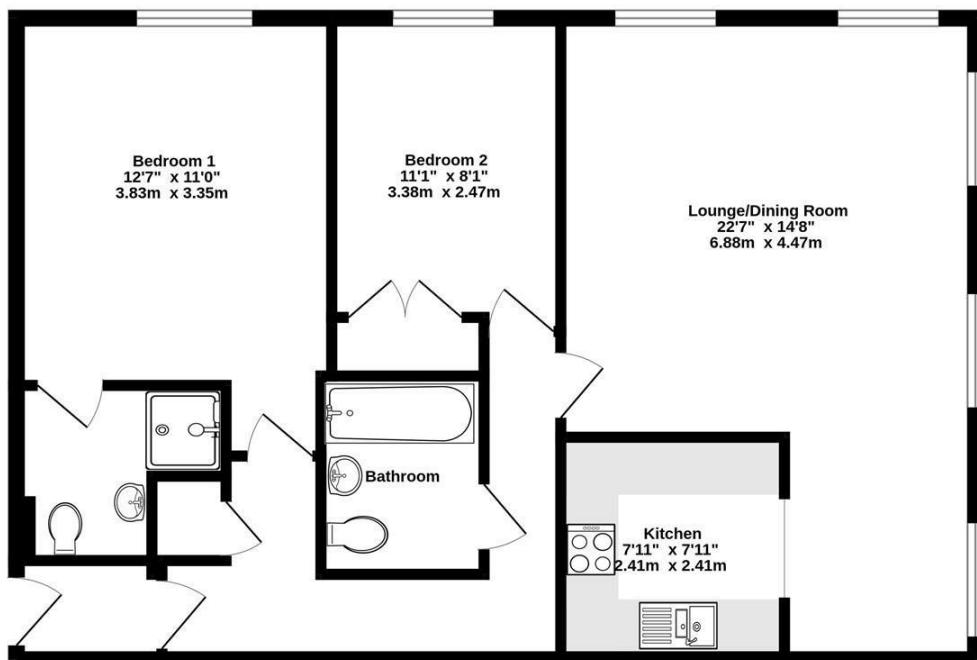
Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



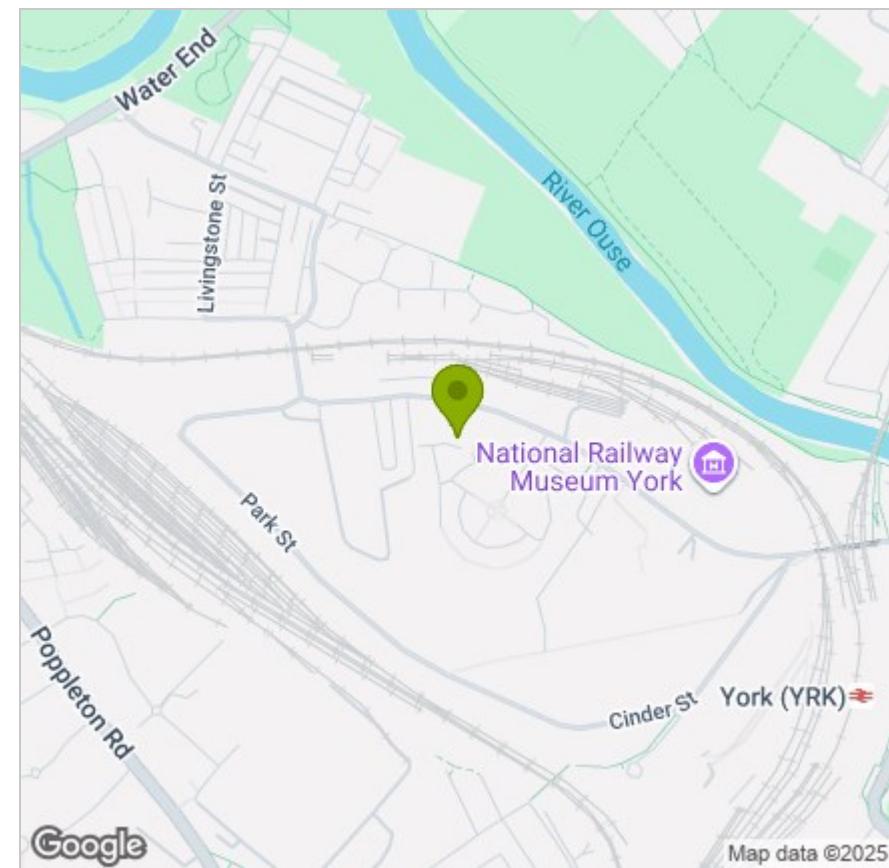
FLOOR PLAN

2nd Floor
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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 mis-statement. This is for indicative purposes only and should not be used as fact 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	72
(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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