



ROB LETTS

powered by  
**exp** UK

# Leetham House, York

£355,000

2 2 1



RL0918 - This stylish second floor apartment is located within the popular Phase II Hungate development in the heart of York city centre.

The WELL PRESENTED accommodation briefly comprises; entrance hallway, large bright and airy open plan living kitchen with south facing balcony over looking the River Foss. The well equipped kitchen has a range of wall and base units with granite work surfaces and built in appliances.

There is a modern family bathroom and TWO DOUBLE bedrooms, the master with en-suite shower room and south facing balcony with views over the River Foss.

Externally, there is allocated and secure underground parking and well maintained communal gardens.

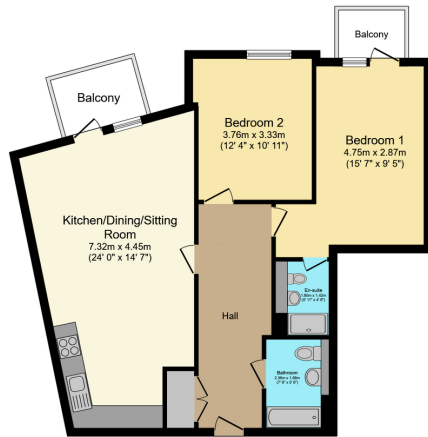
This property is sure to appeal to a range of buyers with its sunny aspect and offers luxury accommodation in a fantastic city centre location.

Council Tax Band: D

Leasehold Information:

Remaining Lease: 182 Years (199 years from 2007)





**Floor Plan**  
Floor area 78.1 m<sup>2</sup> (841 sq.ft.)

TOTAL: 78.1 m<sup>2</sup> (841 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk



- Quote RL0918 to enquire or book a viewing on this property
- Two DOUBLE Bedrooms
- Two SOUTH FACING Balconies
- Large Living Kitchen
- Communal Gardens
- 2nd Floor Apartment
- En-suite Shower Room
- Views Over The River Foss
- Secure Parking
- City Centre Location

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   | 81                      | 81        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

ROB LETTS



07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com