

YORK HOUSE, WAYSIDE CRESCENT PRICES FROM £495,000



# Luxury and bespoke development of six exquisite apartments.

Experience the epitome of luxury living with these six meticulously designed apartments, each boasting exceptional comfort and style throughout. The building is inclusive of a lift and dedicated parking spaces, providing both security and accessibility direct to your front door.

Leading through electric gates, enjoy the convenience of an allocated car parking space for each apartment, equipped with the ability to install an electric vehicle charging point and includes personal electricity points, there are also 4 visitor parking spaces to the front of the building.

Both ground floor apartments have the added benefit of private outdoor space and there is also a communal garden area for all residents to the rear.

As the new owner of one of these apartments, you are acquiring a 999 year leasehold however you also become a director of the freehold company giving you full control of the full building - there is a management company in place and you are invited to join the meetings if you wish too.

The service charge payable will be somewhere between £125 and £150 per month per apartment - maintenance of gardens / cleaning etc.



Tenure





Local Authority North Yorkshire Council Leasehold 999 years

Council Tax Band

**EPC** Rating TBC





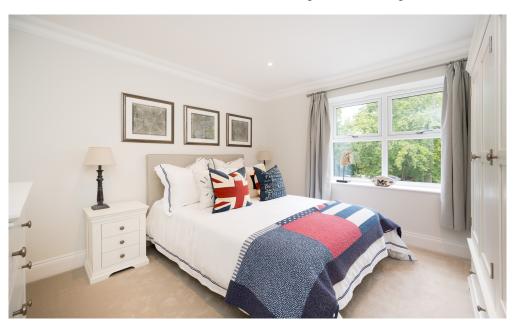


## Description

The open plan living kitchen is spacious and bright with a high quality fitted kitchen with Corian worktops and stunning features such as bespoke coving. There is plenty of room for a dining area and then a spacious living area. 2 bedrooms one with en-suite and a house bathroom, separate \*utility room, all providing spacious and well-proportioned accommodation throughout.

Each apartment can be tailored to your preference with the premium fit out pack that includes; luxury flooring, choice of carpet, flooring in bathrooms, heatmiser app heating control, media wall as per show apartment, upgraded kitchen appliances and washing drying machine in the utility. All apartments are complimented by an efficient gas underfloor heating system and Fohen kitchen taps (with boiling water functionality).

Priced from £495,000, this development truly offers the opportunity to experience luxury living at its finest, whilst also having the advantage of being located within close proximity to the town centre, an abundance of local amenities and well-regarded schooling.









#### **Technical Specification**

Worcester Bosch gas boiler; efficient underfloor heating with multi zones

Electric heated towel rails to bathrooms

Heatmiser Neo smart home heating control system

Low energy lighting

Induction hob with efficient extraction

Bosch oven, integrated dishwasher and fridge freezer

Frankie under-mounted sink with Fohen instant hot tap

Corian work tops and up stands

Duravit sanitary ware

Duravit chrome taps and fittings

Duravit thermostatically controlled dual head soaker showers

Lapacida wall tiles in bathrooms

Smart meter installation for easy monitoring

Individual external parking box with plug sockets and EV charging option

SmartHUB telephone and super fast broadband connection point

Nikel chrome electrical sockets and switches

Private patio ground floors and Juliet balcony on the first floors Acoustic double glazed windows

Highly insulated new build

Maintenance free building

Purpose built with concrete floors and noise insulation

Bespoke secure entry system with direct lift access to all apartments

Secure electric gated apartments with fob access

Smart CCTV covering the whole site including ESP intercom system

10-year building warranty

#### **Premium Furniture Pack**

Bespoke decoration with choice of colours

Media wall in sitting room replicating the show apartment (SA)

All floor coverings; entrance hall and kitchen replicating SA / carpets as per SA /

bathroom floors as per SA

Upgrade to all kitchen appliances

Upgraded App controlled heating

Washing and Drying machine in the \*utility room (penthouse large cupboard)











### HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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