



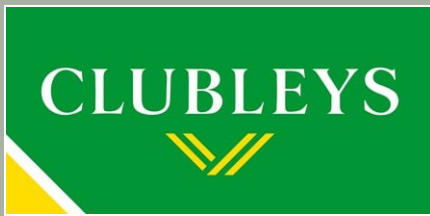
138, Rowntree Avenue,
York, YO30 6HE
£135,000



An ideal purchase for first time buyers or investors, we offer this one bedroom first floor flat located close to the City Centre.

The accommodation comprises of an entrance hall with stairs leading to the first floor where you will find a fitted kitchen, sitting room with space for a dining area, a double bedroom and bathroom and benefit of communal gardens.

Clifton is located on the outskirts of central York, with convenient access to Wigginton Road, which connects to the A1237. York Hospital is also nearby. The area offers local shopping amenities, with additional retail options available in York city centre or at Clifton Moor Retail Park, which also features a cinema and restaurants.



Tenure: Leasehold
City of York Council
BAND: A

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Front entrance door and stairs to the first floor.

FIRST FLOOR

KITCHEN

3.04 x 2.67 (9'11" x 8'9")

Window to rear.

Fitted with wall and base units comprising of working surfaces, 1 1/2 bowl stainless steel sink unit, integrated electric oven with four ring hob and extractor fan over, space for washing machine and fridge, tiled floor.

REAR LOBBY

Window to side.

Tiled floor.

BATHROOM

2.97 x 1.70 (9'8" x 5'6")

Window to side.

Suite comprising bath with shower over, low flush WC and wash hand basin. Part tiled walls, tiled floor and radiator.

SITTING ROOM

4.27 x 2.67 (14'0" x 8'9")

Window to front.

Laminate flooring, storage cupboard and radiator.

BEDROOM

3.07 x 2.87 (10'0" x 9'4")

Window to rear.

Cast iron decorative fireplace and radiator.

OUTSIDE

Communal gardens.

ADDITIONAL INFORMATION

LEASEHOLD INFORMATION

We have been advised by the vendor that the lease was granted in 1989 for 125 years. The Service charge/maintenance fees are approximately between £400-£500 per year. Ground rent £10 per year.

SERVICES

Mains gas fired central heating, Water, Electricity &

Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the Agent.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

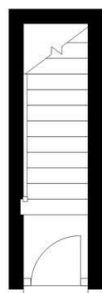
REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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Ground Floor



First Floor

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

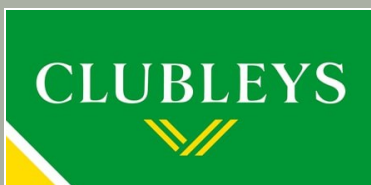
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.