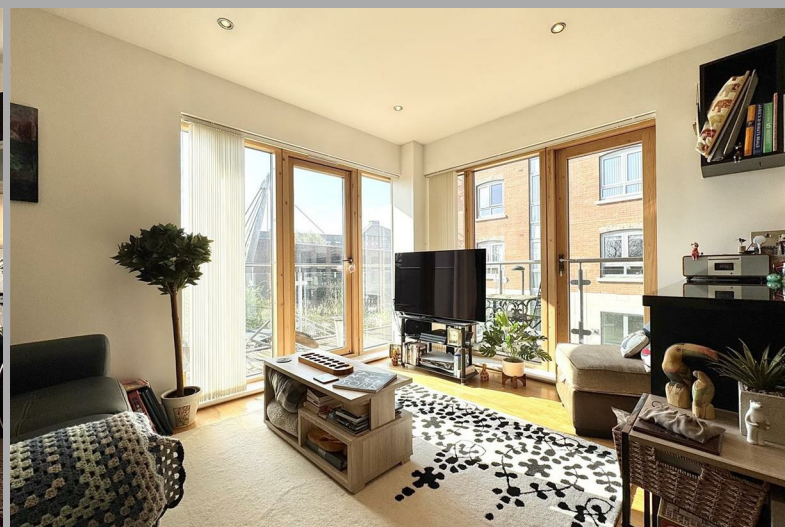




ABOUT THE PROPERTY

Clubleys City are delighted to present this beautifully appointed and ideally located two-bedroom apartment, set within the prestigious Hungate development. Perfectly positioned within walking distance of York City Centre, the property enjoys a prime location along the banks of the River Foss and within the historic City Walls.

Hungate is a thoughtfully designed modern development at the heart of York, seamlessly blending contemporary architecture with the city's rich heritage. This vibrant riverside community has become one of York's most sought-after residential areas, offering a unique combination of urban convenience and scenic surroundings. Residents enjoy immediate access to the city's renowned shops, restaurants, and cultural landmarks, along with excellent transport links and proximity to both the University of York and York St John University.

Designed with modern living in mind, the apartment features an open-plan layout with a stunning wrap-around balcony offering panoramic views across the adjacent nature reserve. The contemporary kitchen is stylishly finished with granite worktops and integrated appliances. Both bedrooms are generously proportioned, with the principal bedroom benefiting from an en suite shower room, fitted wardrobes, and access to a private balcony. A sleek main bathroom and a useful storage cupboard located off the entrance hall further enhance the practicality of the space. Externally, the property boasts a designated parking space within a secure, covered car park on the ground floor of the development, providing both convenience and protection from the elements.

Offered to the market chain free, this exceptional apartment presents a rare opportunity to enjoy contemporary city living in one of York's most desirable locations—early viewing is highly recommended.





THE ACCOMMODATION COMPRISES:-**ENTRANCE HALL**

Front entrance door.

Laminate wood flooring, electric heater, storage cupboard housing hot water cylinder.

OPEN PLAN LIVING / KITCHEN

5.03 x 4.18 (16'6" x 13'8")

Windows and 2x doors to sides leading to the wrap around balcony.

Kitchen fitted with a range of wall and base units comprising of granite work surfaces, sink, integrated appliances including oven, microwave, electric hob with extractor fan over, slimline dishwasher, fridge freezer and washer dryer.

Laminate wood flooring and electric heater.

BEDROOM ONE

3.51 x 3.40 (11'6" x 11'1")

Door leading to the balcony.

Built in wardrobes, electric heater.

EN SUITE SHOWER ROOM

2.89 x 1.42 (9'5" x 4'7")

Suite comprising low flush WC, wash hand basin and walk in shower. Tiled floor and part tiled walls, heated towel rail and extractor fan.

BEDROOM TWO

3.36 x 2.72 (11'0" x 8'11")

Window to side.

Electric heater.

BATHROOM

2.21 x 1.70 (7'3" x 5'6")

Suite comprising low flush WC, wash hand basin and bath with shower over. Tiled floor and part tiled walls, heated towel rail and extractor fan.

ADDITIONAL INFORMATION

The property includes a designated parking space situated within a secure, covered car park on the ground floor of the apartment complex, offering both convenience and protection from the elements.

LEASEHOLD INFORMATION

We have been informed by the vendor that the lease was granted for a term of 199 years commencing in 2007. The current annual service charge is £3,097, with a ground rent of £275 per annum.

SERVICES

Mains Water, Electricity and 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

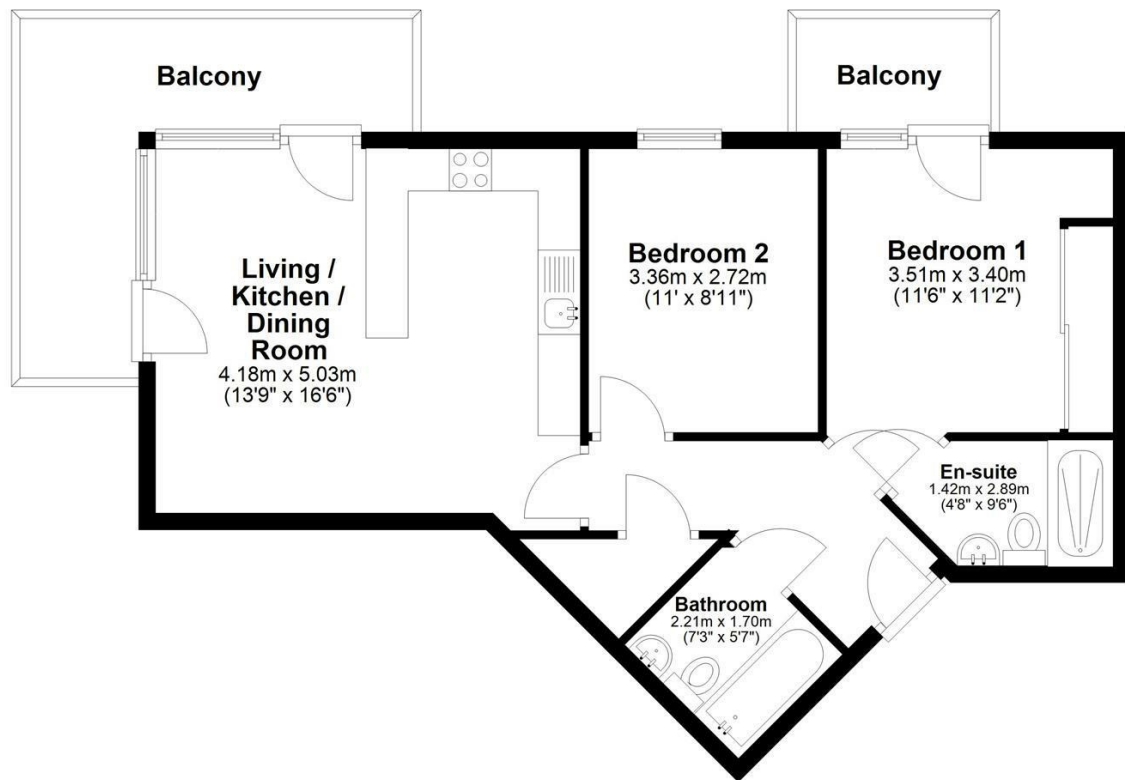
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



Ground Floor



Total area: approx. 58.6 sq. metres (630.4 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

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

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.

MATERIAL INFORMATION

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

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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.

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.

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.

CLUBLEYS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.