



First Floor One-Bedroom Flat – Close to York City Centre – No Onward Chain

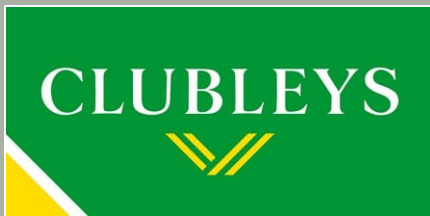
An excellent opportunity to acquire a well-presented first floor flat, ideally located within easy reach of York city centre. Perfect for first-time buyers, investors, or those seeking a conveniently placed property.

Accessed via a private staircase, the accommodation comprises a light and airy sitting room, a double bedroom, and a modern shower room. The property also benefits from a private external storage area, ideal for bikes or outdoor equipment.

Parking is well catered for, with on-street parking available with no permit required, as well as three shared private parking spaces operated on a first come, first serve basis.

Offered with no onward chain, this property presents a fantastic low-maintenance living option in a sought-after location.

Early viewing is recommended.



Tenure: Leasehold
York City Council
BAND: A

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

1.30m x 1.68m (4'3" x 5'6")

Entrance door.

Three fitted cupboards, storage cupboard housing the gas boiler and radiator.

SITTING ROOM

3.50m x 4.51m (11'5" x 14'9")

Window to the front.

Electric fire and radiator.

Opening to:

KITCHEN AREA

2.99m x 2.90m (9'9" x 9'6")

Kitchen fitted with a range of wall and base units comprising electric oven with electric hob and stainless steel sink unit. There is space for a washing machine and fridge/freezer.

Window to the front, radiator and wall mounted extractor fan.

BEDROOM

2.06 x 1.66 (6'9" x 5'5")

Window to the rear and radiator.

SHOWER ROOM

3.56m x 2.98m (11'8" x 9'9")

Suite comprising low flush WC, wash hand basin and walk in shower. Part tiled walls, radiator and extractor fan.

OUTSIDE STORE

The flat has its own outside metal store suitable for storing bikes etc.

PARKING

There are three parking spaces for use by all the flats, available on a first come first served basis.

On street parking, no permit required.

ADDITIONAL INFORMATION

LEASEHOLD INFORMATION

Tenure: Leasehold, 125 years commencing 25th November 2013 with City of York Council.

The current annual service charge is approximately £500, with a ground rent of £10 per annum.

SERVICES

Mains Water, Gas Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the Agent.

COUNCIL TAX BAND

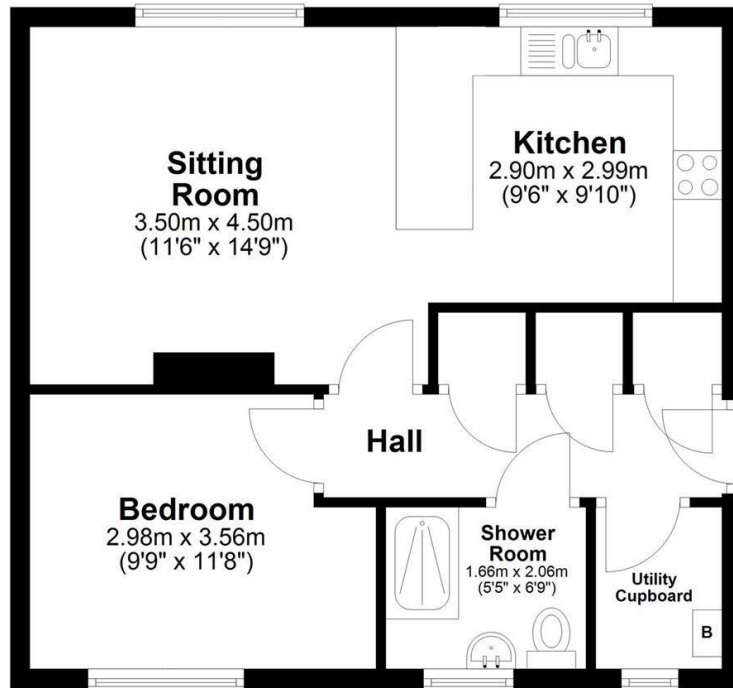
City of York Council - Tax Band A.

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First Floor



Total area: approx. 46.8 sq. metres (503.5 sq. feet)

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

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

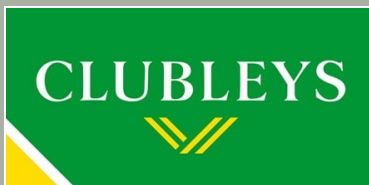
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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	74
(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.