

Blenkin & Co



5 SYKES CLOSE • YORK

5 SYKES CLOSE

St. Olaves Road, York, YO30 6HZ

York City Centre 0.7 miles · York Railway Station 0.9 miles · York Ring Road 2 miles

A two-bedroom top floor apartment with private parking, garage, and communal garden

Entrance hall · kitchen · sitting/dining room · bathroom · 2 bedrooms

Private parking · garage · communal garden

For Sale Freehold

A top floor two-bedroom apartment tucked away in Sykes Close, a small community of eight flats, in the quiet residential street of St. Olaves Road. It benefits from unrestricted private parking, a single garage with power, and a pleasant communal garden.

- 2-bedroom third floor apartment
- A lovely home, lock-up-and-leave, or investment property
- Single garage and private parking
- Use of communal garden
- Share of Freehold between 8 residents
- Long 999-year lease from 2010 with low service charge
- Tranquil setting
- Easy access to York city centre, railway station, and ring road

Environs

Bootham is probably York's most handsome street, lined with fine Georgian and early Victorian properties and culminating in Bootham Bar, an eleventh century gateway on the site of a Roman fortress. St. Olaves Road is a leafy residential street that lies perpendicular to Bootham, only a leisurely amble from the medieval walls that enclose the city centre. A few minutes' walk from the property is a Sainsbury's Local, delicatessen and local baker, and the mainline railway station lies a short stroll across the pedestrian bridge. For dog owners and keen cyclists, there are miles of riverside walks and cycle paths to Clifton Ings, Rawcliffe Country Park and far beyond.

Tenure: Share of Freehold with 999-year lease from 2010

Services & Systems: Mains water, electricity, and drainage. Gas fired central heating.

EPC: C

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Local Authority: City of York Council, www.york.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Directions: what3words: [///lunch.estate.racks](https://www.what3words.com/#!/lunch.estate.racks)



5 Sykes Close, York



GROSS INTERNAL FLOOR AREA
APPROX. 760.0 SQ FT / 71.0 SQ M

GARAGE AREA
APPROX. 178.0 SQ FT / 17.0 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 904.16 SQ FT / 84.00 SQ M - (Including Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. NB: Google map images may neither be current nor a true representation. Photographs, particulars and showreel.

Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672



blenkinandco.com



City

Country

Coast