

Blenkin & Co



4 SYKES CLOSE • YORK

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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 second 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

Peacefully situated off St. Olaves Road, less than 1 mile from York city centre, is this 2-bedroom second floor apartment with unrestricted private parking, garage with power, and a communal garden to enjoy.

- 2-bedroom second storey apartment
- Light and airy accommodation
- Single garage and private parking
- Communal gardens
- Share of Freehold between 8 residents
- Long 999-year lease from 2010 with low service charge
- Tranquil setting
- Easy access to York city centre, the railway station, and the 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)



4 Sykes Close, York



GROSS INTERNAL FLOOR AREA
APPROX. 721.0 SQ FT / 67.0 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.

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City

Country

Coast