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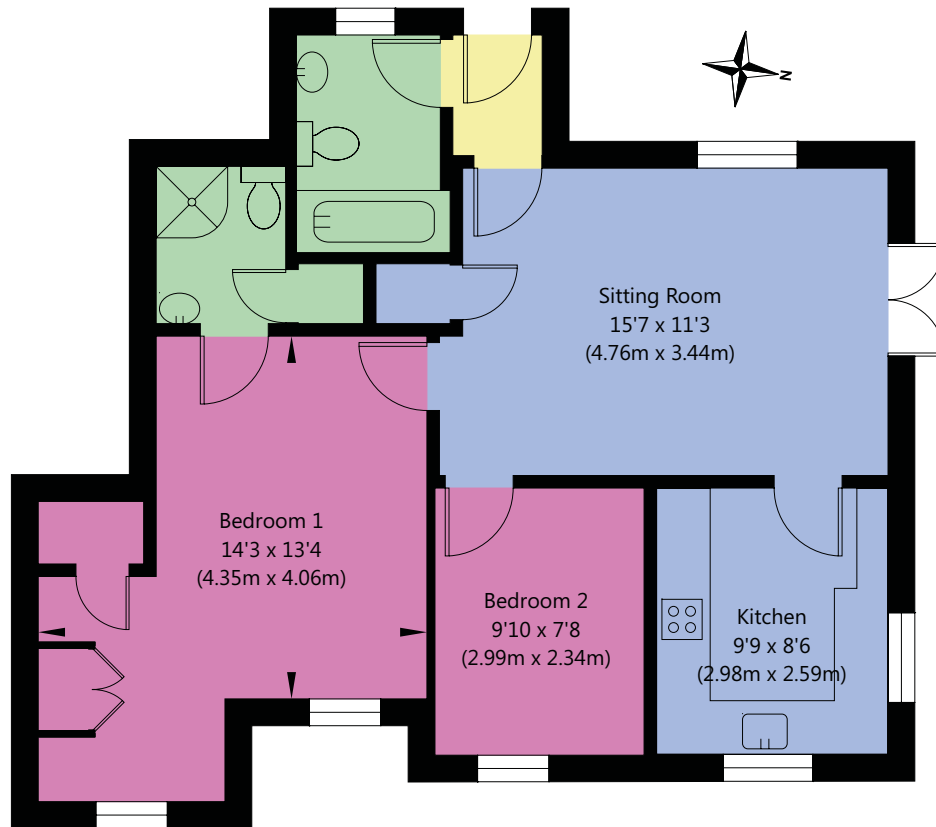


12 FISHERGATE HOUSE • YORK

12 Fishergate House, Bluebridge Lane, York YO10 4AT

Approximate Gross Internal Floor Area 659 SQ FT / 61.26 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 659 SQ FT / 61.26 SQ M



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient • lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

12 FISHERGATE HOUSE

Bluebridge Lane, York YO10 4AT

York railway station 1 mile • Leeds 24 miles

Superbly located apartment with parking and gardens just outside York city walls

Private entrance • hall • living room
kitchen • principal bedroom with en
suite shower room • bedroom 2 • house
bathroom

Landscaped communal gardens
communal bike store • communal bin/
recycling store

Allocated parking space

For Sale Long Leasehold

Built in 2001 by reputable local builders Shepherd Homes, Fishergate House is a small residential development in the grounds of a handsome Grade II listed property of Georgian origins now developed into nine luxury apartments.

No. 12 Fishergate House is a ground floor apartment benefiting from a private entrance as well as direct access through French doors onto a quiet corner of the landscaped, communal gardens. Its location is superb; it lies just a few minutes' walk from the city's many amenities along a leafy riverside path.

- Two bedroom, ground floor apartment of some 660 sq ft
- Independent entrance
- French doors onto lovely gardens
- Allocated private parking space
- Landscaped communal gardens
- Short, riverside stroll into central York
- Favourable investment opportunity
- No onward chain

The well-equipped, modern kitchen is double aspect, has integrated appliances including an electric oven with gas hob, plenty of natural light and a lovely view across the well-tended communal gardens. The living room has fine proportions, a west facing window and French doors opening onto a small patio within a quiet corner of the communal gardens; it enjoys an outlook across sweeping lawns to the elegant architecture of Fishergate House. The principal bedroom has a walk-in cupboard, fitted wardrobe and en suite shower room, fully tiled with a useful cupboard. There is a second bedroom and separate bathroom.

Outside

The two-storey building has been constructed in a crescent shape to create an attractive, sheltered area. It is set in landscaped gardens with shaped flower beds and mature Horse Chestnut trees. Fishergate House overlooks the original Georgian house, its grounds and a car parking area; here is a single allocated parking space for the owner of 12 Fishergate House as well as a visitor space and two disabled parking spaces.

Environs

Fishergate House lies just off Fishergate/A1036 on the corner of Blue Bridge Lane. Fishergate is a main thoroughfare into York, a few minutes' walk from the medieval bar and city walls. Blue Bridge Lane descends gently to the river Ouse and the historic tree-lined riverside promenade that leads into the heart of the city and out to Fulford Ings. Fishergate House is convenient for York University, the A64, the outer ringroad, and the A1M leading to the national motorway network.

Tenure: Leasehold

Ground rent: peppercorn.

Lease: 999 years from 01/01/2001

Service charge: currently £1108.68 per annum

EPC rating: C

Services and systems: All mains services. Gas central heating (new boiler fitted 2018). Alarm system.

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

Directions: Leaving York city walls along Fishergate, Fishergate House can be found on the right hand side on the corner of Blue Bridge Lane.

Local authority: City of York 01904 551550 www.york.gov.uk





City

Country

Coast