



St. Leonards Place, , York, YO1 7HF

- Exclusive Penthouse Apartment
- Dual Ensuites
- Iconic Grade II Listed Property
- York City Centre
- Beautifully Presented
- Council Tax Band E

£425,000



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DESCRIPTION

A beautifully presented two bedroom penthouse situated in a stunning conversion on an iconic location in the heart of York City Centre.

This iconic building is literally overlooking the city walls and York's Theatre Royal, moments from The Minster and immediate access to the City Centre. Additionally, the property further benefits from major bus routes on the doorstep and easy access to the train station.

The building is accessed via a grand communal entrance hall with stairs leading to the fourth floor where this apartment is found.

Upon entering the apartment itself you have a hallway with useful storage cupboard. There is a stunning, open plan living kitchen diner with views towards the Theatre Royal opposite. The kitchen area has a range of base and wall units with integrated appliances.

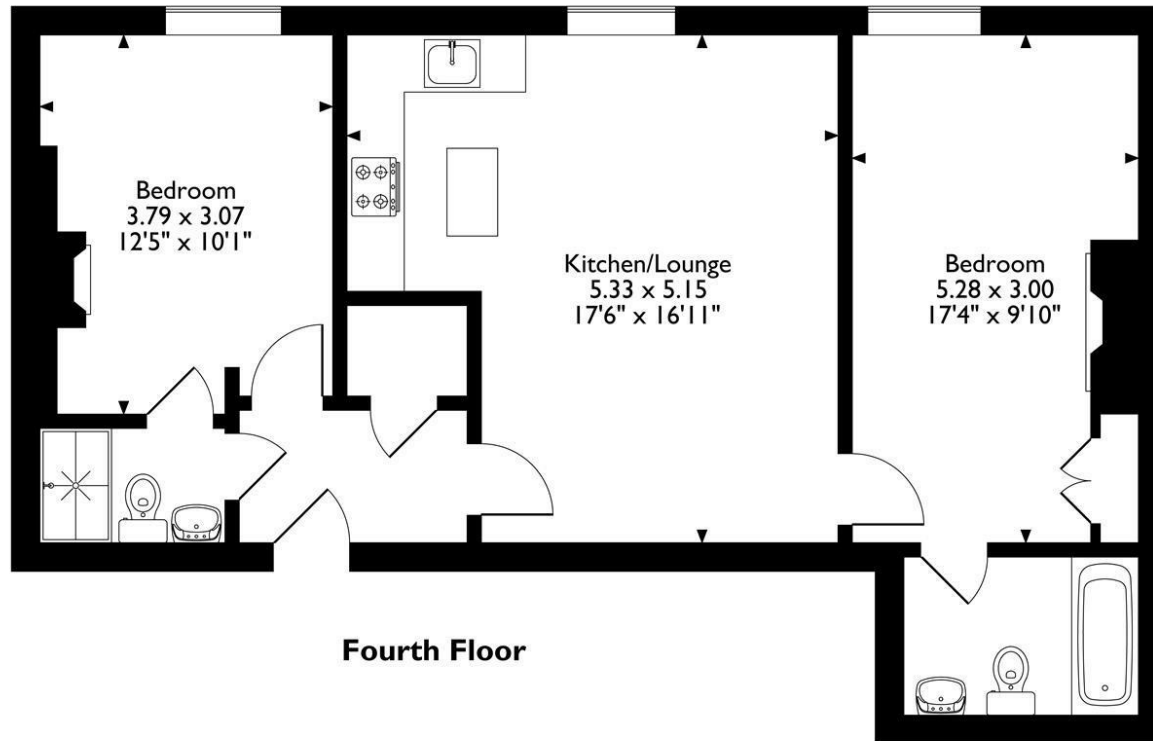
There are two bedrooms each with feature fireplaces and the main with an ensuite shower room. The second bedroom has access to the Jack and Jill shower room.





Apartment 7, 5, St. Leonards Place, York

Approximate Gross Internal Area 66 Sq M/710 Sq Ft



Fourth Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.