



Leetham Lane, Hungate, York £395,000

A stylish fourth floor apartment offered for sale with no forward chain within the popular Hungate Phase II development in the heart of York City Centre. The apartment enjoys far reaching views towards Clifford's Tower over the River Foss and has the added benefit of secure underground allocated parking.



This property is sure to appeal to a range of buyers and offers luxury accommodation in a stellar City Centre location. Boasting open plan living, with spacious and light bedrooms, secure underground parking, the property also benefits from having two south-facing balconies overlooking the River Foss.



On entering the development, a staircase and lift give access to the fourth floor with a communal hallway leading to the apartment. Upon entering the apartment, a hallway gives access into all rooms with a useful walk-in utility cupboard with plumbing and Amtico flooring.



The open plan living area offers a spacious seating area with doors out on to the south-facing balcony, which is perfect for summer evenings and offers views over the River Foss to Cliffords Tower. The kitchen itself comprises a range of modern wall and base fitted units with Quartz worktops and integrated appliances such as a sunken sink with mixer tap over, Bosch ceramic hob, Bosch oven and microwave along with a fridge, freezer and dishwasher.



The master bedroom sits to the rear of the property, and boast fitted wardrobes, a door leading out to another balcony and an en-suite shower room. The en-suite itself is a contemporary shower room and comprises a low flush WC, heated towel rail, hand wash basin within a modern vanity surround and a large walk-in shower with rainfall and handheld showers over.



A further double bedroom offers a spacious guest room with views over the river.

Completing the internal space of the apartment is the chic house bathroom which comprises a modern three-piece suite consisting of low flush WC, panel bath with shower over, heated towel rail and hand wash basin with wall mounted mirror and motion censored backlight.

Externally, the property boasts a beautifully landscaped communal courtyard garden, which offers a peaceful oasis to enjoy. The property also has a secure underground allocated car parking space, which is a rare benefit when living in the city centre.

Situated in the ever popular Hungate development, the property is perfectly located for York City Centre, just minute's walk away from both York Minster and York Train Station. The property is sure to appeal to a range of buyers, therefore an early viewing is highly recommended.

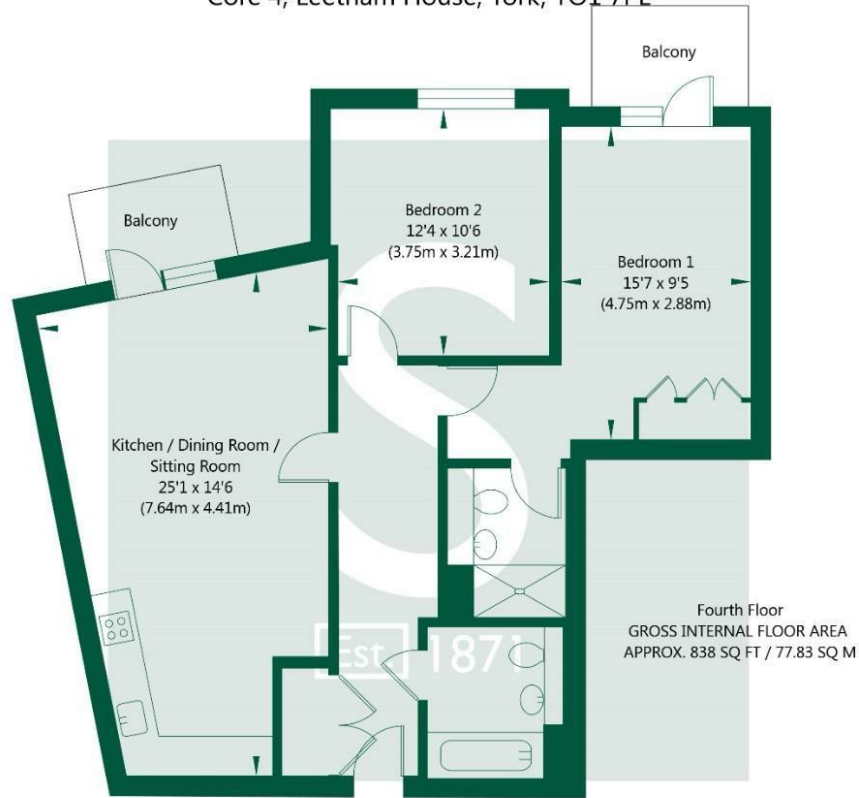
Lease Information:

Length of Lease - 199 years from 2007

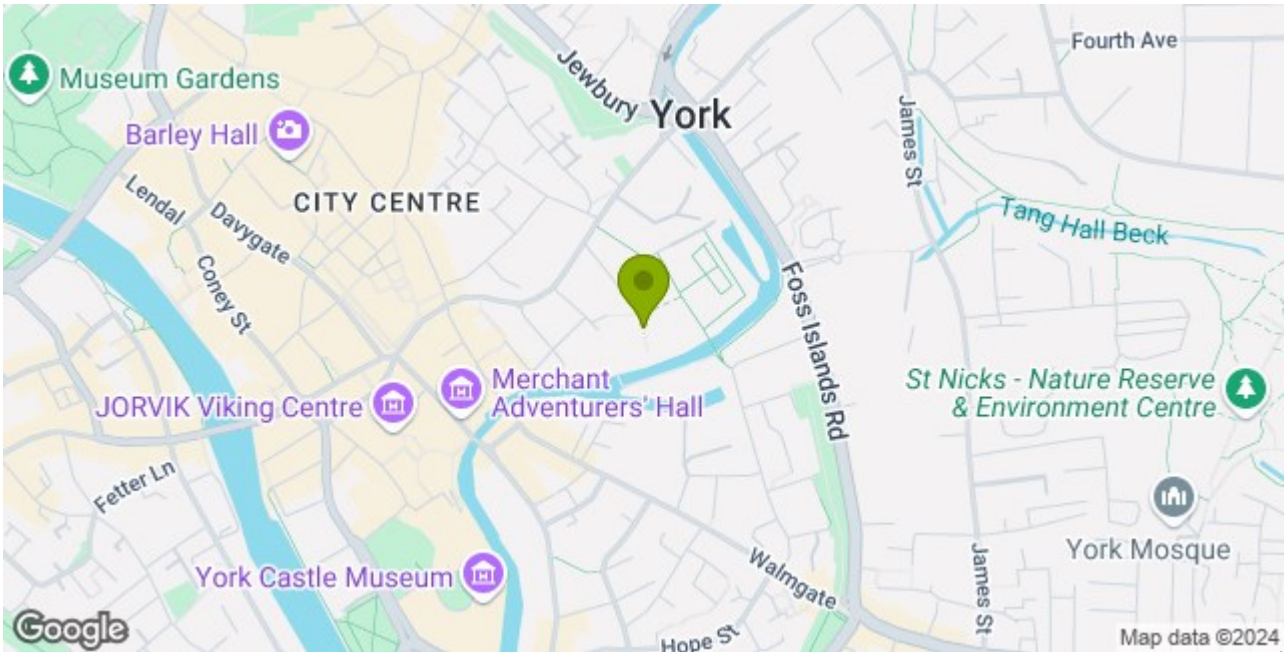
Ground Rent - £300.00 per Annum

Service Charge - £2400.00 per Annum

Core 4, Leetham House, York, YO1 7PE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 838 SQ FT / 77.83 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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