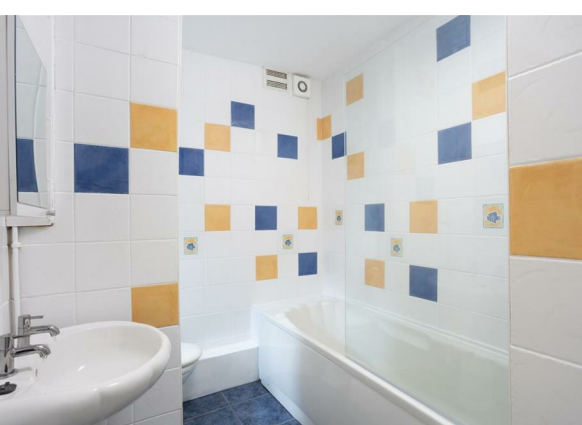




## Stamford Street East, Leeman Road, York £160,000

A unique ground floor apartment, beautifully modernised within walking distance of York city centre and train station, ideal for first time buyers.



Offered for sale with no chain this recently modernised ground floor apartment forms part of a characterful converted building, offering a stylish home within easy reach of York city centre. The property has been thoughtfully converted and finished to a lovely standard, creating a unique and contemporary living space with plenty of charm.

The heart of the home is the open plan living kitchen, which has been fitted with a brand new kitchen complete with integrated appliances, providing a bright and welcoming area for cooking, dining and relaxing. The apartment also features a generously sized double bedroom, a modern bathroom with a three-piece suite, and a separate study or office, perfect for those working from home or in need of an additional quiet space. To the rear, the property also benefits from convenient rear access.

The location is one of the property's strongest assets. Just a short distance from York city centre and York railway station, it offers excellent connections for both local and national travel as well as on road parking with no need for a permit. A wide range of amenities can be found nearby, including independent shops, cafés, restaurants and supermarkets. Lovely riverside walks close by provide the perfect route for those looking to walking or cycle into the city centre.

This self-contained ground floor apartment represents an excellent opportunity for first-time buyers, professionals, or investors looking for a well-presented home in a prime and highly sought-after area of York.

### Property Information

Tenure: Leasehold - Share of Freehold (50%)

Services/Utilities: All Mains Services Connected,

Broadband Coverage: Up to 1000 Mbps download speed\*

EPC Rating: D

Council Tax: City of York. Band A

Current Planning Permission: No current planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

Starting Year of Lease : 2013

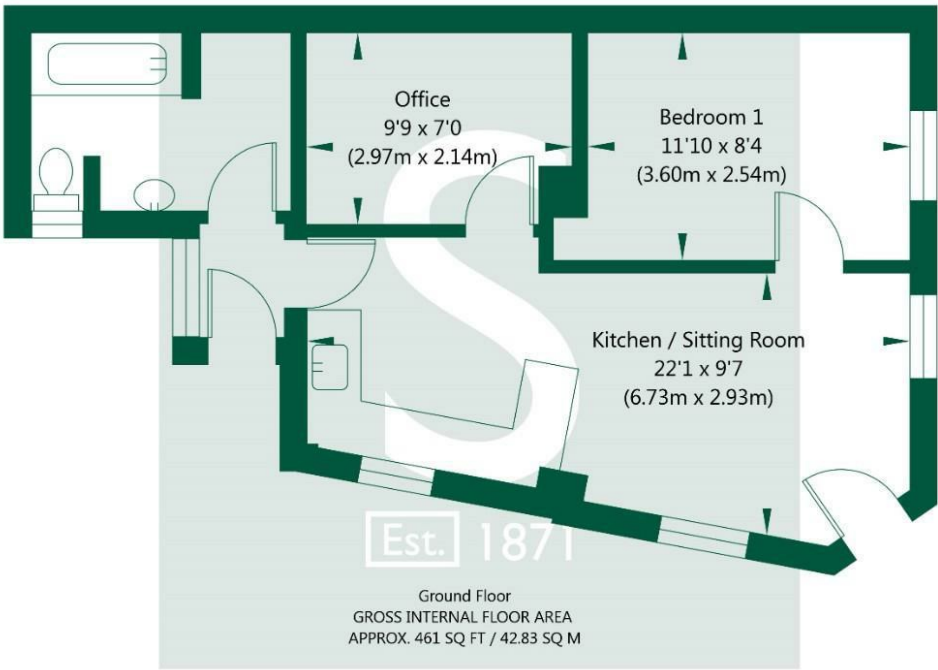
Years Remaining on Lease : 987 years (999 initial lease)

Service Charges : £0 - 50% contribution to Buildings Insurance - £196.48 (2025/26)

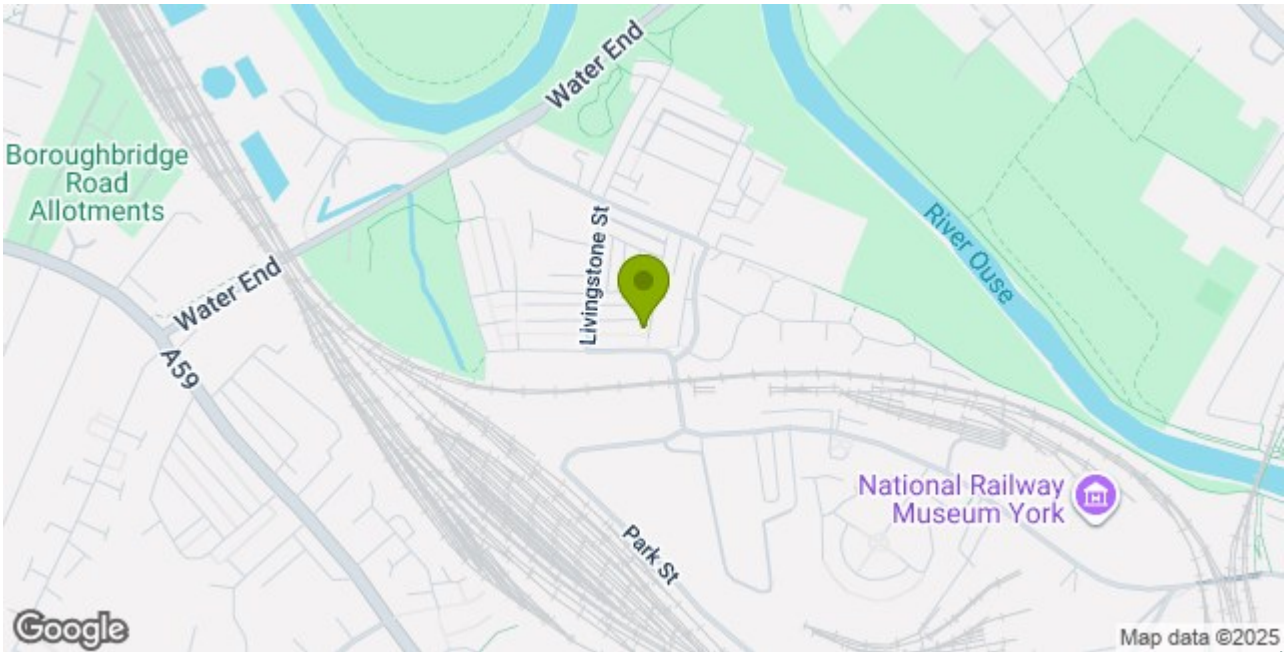
Ground Rent : £0 Peppercorn



Stamford Street East, Leeman Road, York, YO26 4YE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 461 SQ FT / 42.83 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence
------------

