



Flat 1 Hebdon Court, York, YO26 4LU
£175,000

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Welcome to Hebdon Court in the charming city of York! Tucked away just off Manor Drive South, this sweet property boasts an open plan lounge/ kitchen, two bedrooms and bathroom. Located on the ground floor with the benefit of its own private courtyard garden.

This flat offers easy access to all the amenities Acomb has to offer, from quaint cafes to bustling shops. Offered with the bonus of no forward chain.

EPC Rating C
Council Tax Band B

Entrance

Communal entrance hall leads to the front door of the ground floor apartment.

Hall

With access to all rooms.

Open Plan Kitchen/Lounge/Diner

11'0" max x 22'1" (3.37 max x 6.75)

An open plan lounge kitchen.

The kitchen is fitted with both high and low-level units with co-ordinated work surfaces. Built in oven with cooker hood over and four ring gas hob. Built in fridge freezer. Plumbing for washing machine. Sink unit. UPVC window. Radiator. Lounge area has UPVC window, UPVC window. Radiator.

Bedroom 1

9'10" x 9'6" (3.02 x 2.92)

With UPVC window. Radiator.

Bedroom 2

10'9" x 8'2" max (3.28 x 2.49 max)

With UPVC window. Radiator.

Bathroom

5'0" x 8'1" (1.53 x 2.48)

Fitted with a three piece suite comprising; bath with shower over, low-level WC and sink. UPVC opaque window. Heated towel rail. Fan.

Private Courtyard

The apartment benefits from its own private garden which is gated.

Leasehold Information

* The lease length is 999 years and started in 2005.

* The ground rent is £150 per year

* The vendor pay £110 per month for maintenance.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

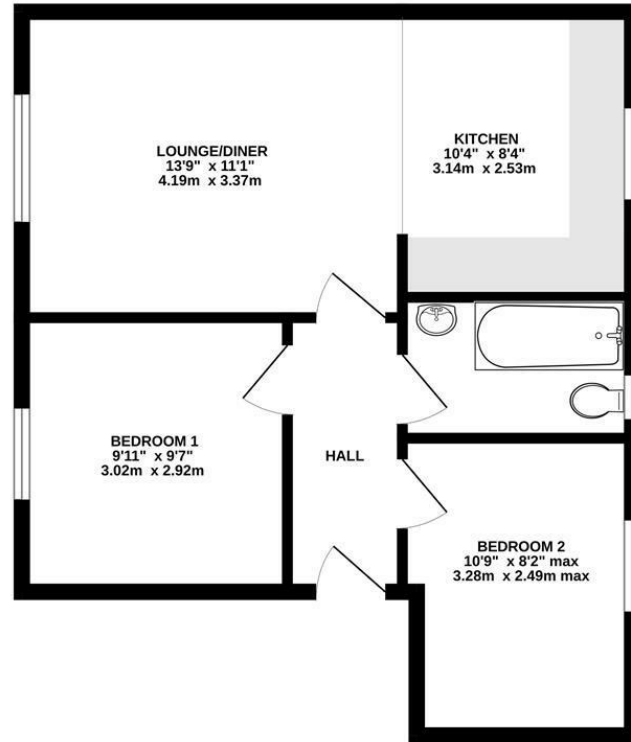
Council Tax Band of the property is B. The Local Authority is the City of York Council
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a gas boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 501 sq.ft. (46.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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