



Flat 9, Thistleton Court
Margaret Street
York YO10 4UE

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£165,000

Sat within the City walls on Thistleton Court, a Yorkshire Housing development offered with a 100% share. This top floor one bedroom flat offers a spacious and comfortable living space, with open plan kitchen. The flat also features one double bedroom with built in wardrobes and three piece bathroom suite.

With the benefit of parking for one vehicle (plus an additional visitor permit), a valuable asset within the city! With an array of shops, restaurants, and attractions just a short stroll away you will be spoilt for choice, you can also enjoy a leisurely walk along the city walls.

Call now for further information or to book a viewing, 01904 631631

EPC Rating TBC
Council Tax Band A

Communal Entrance

Communal entrance door leads to the staircase. The property is located on the second floor.

Entrance Hallway

Timber door. Doors to further rooms. Electric storage heater. Store cupboard housing boiler.

Open plan lounge

15'3 x 10'10 (4.65m x 3.30m)

Double glazed window. Storage heater. Open plan to the kitchen area.





Kitchen Area

7'9 x 6'11 (2.36m x 2.11m)

Fitted with kitchen units complemented by co-ordinating work surfaces. Single drainer sink unit. Integrated washer/dryer. Freestanding island with storage and space for seating. Electric oven with induction hob and extractor over. Space for fridge freezer.

Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Fitted with a three piece suite in white comprising; bath with electric shower over, wash basin and low level WC. Heated towel rail.

Bedroom

10'4" x 9'5' (3.15m x 2.87m')

Electric heater. Fitted wardrobes with sliding mirrored doors. Double glazed window.

Outside

To the outside there is a communal seating and grassed area. There is a parking space (unallocated), and use of visitor parking.

Leasehold Information

Tenure: Leasehold.

We are advised that the lease started in 1997 and runs for 125 years.

We are also informed that the service charge is currently £95.28 per month payable to Yorkshire Housing. Yorkshire housing also pay the buildings insurance.

There is no payable ground rent.

Council Tax Band A

This information would need to be verified by a solicitor.

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.

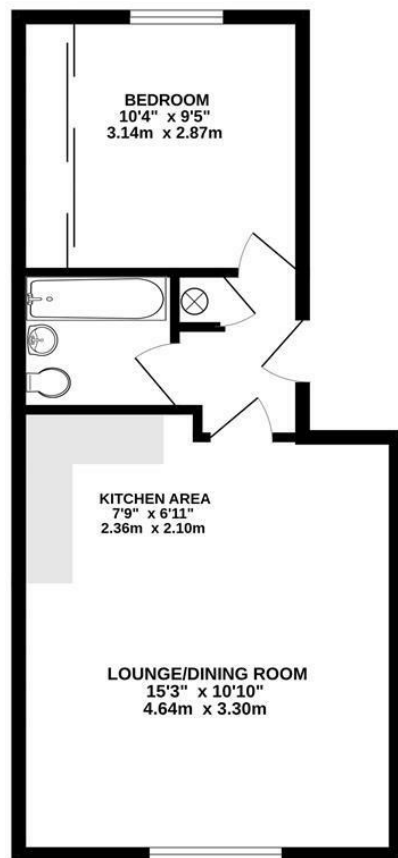
Council Tax Band of the property is A. The Local Authority is the City of York Council The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

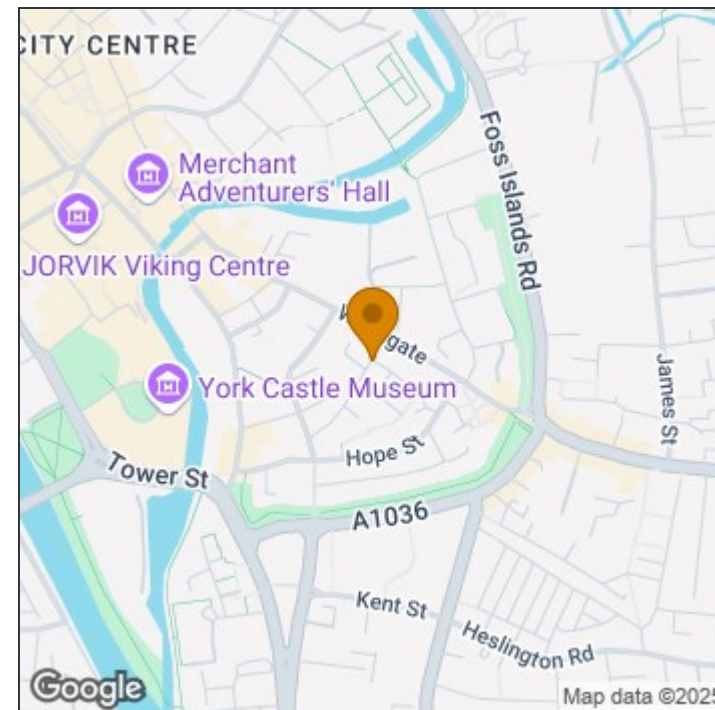
The property has electric storage heaters and water cylinder. There is also an electric shower.

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





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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