



21 Nicholas Gardens  
York YO10 3EX



## 21 Nicholas Gardens York YO10 3EX

£250,000

**\*\*ATTENTION INVESTORS\*\*** Are you looking for a property on the student rotation, with tenants already lined up for July 2025 - If so this property is for you!

Nicholas Gardens is situated on Lawrence Square, overlooking the large communal green. The property comprises; Entrance hallway, spacious lounge, kitchen, two decent sized bedrooms and first floor bathroom. With allocated parking space and enclosed rear garden!

Call us now for further information and viewings - 01904 631631

EPC Rating D  
Council Tax Band B

### Entrance Hallway

Timber door. Electric heater. Doors to further rooms.

### Kitchen

7'9" x 8'2" (2.37 x 2.51)

Fitted with both high and low-level units and coordinating worktops. Sink and drainer unit. Built in oven with electric hob and extractor hood over. Space and plumbing for a washing machine. Space for fridge freezer. UPVC window.

### Lounge

16'5" x 12'8" (5.02 x 3.87)

A good sized lounge with UPVC window and door to the rear garden. Storage heater. Tiled floor. Stairs to the first floor.

### Landing

With access to loft. Doors to both bedrooms and bathroom.

### Bedroom One

12'8" x 9'8" at widest (3.87 x 2.95 at widest)

With two UPVC windows. Storage heater. Cupboard with hot water cylinder.

### Bedroom Two

12'7" x 7'9" (3.86 x 2.37)

With two UPVC windows. Storage heater.







### Bathroom

Fitted with a three piece suite in white comprising; bath with shower over, wash hand basin and toilet. Small wall heater. Fan.

### Outside

To the front of the property is a lawned garden which over looks the large communal lawn.

To the rear there is an enclosed, easy maintenance garden with gate to the rear which accesses the parking space.

With the benefit of an allocated parking space. Communal bin area. There are visitors spaces available on the site.

### 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  
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 a manual hot water tank which is located under the sink. The property has an electric shower.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### Leasehold Information

All information will need to be checked and verified by a solicitor.

\* The lease length is 967years and commenced 29th December 1993.

\* We have been advised there is a ground rent charge of approx. £25 per annum.

\* The vendor pays a quarterly amount of approx. £150.00 for the service charge, which includes insurance.

### Additional Information

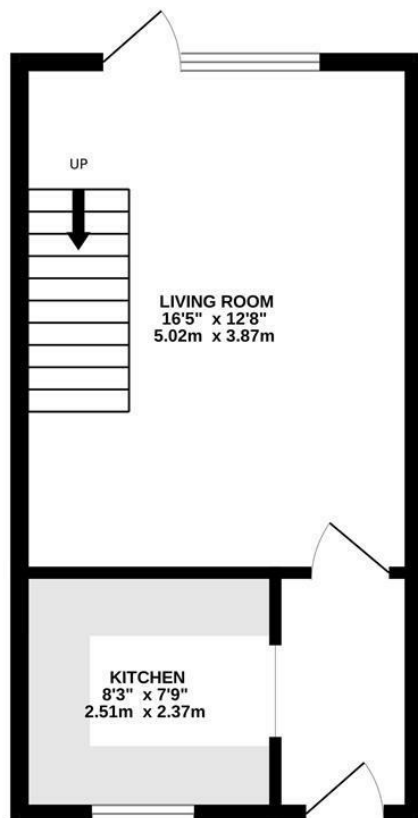
The property is rented out on the student rotation. The current tenancy ends on the 30th June 2025.

The new tenancy starts on the 8th July 2025 for a fixed term until the 30th June 2026 achieving £1646.00pcm (excluding bills).

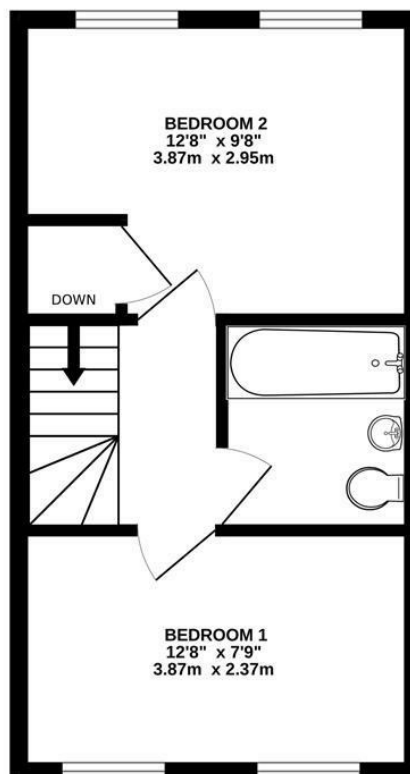
This information is correct at the time of marketing. If you have any questions please contact us in the office.



GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.

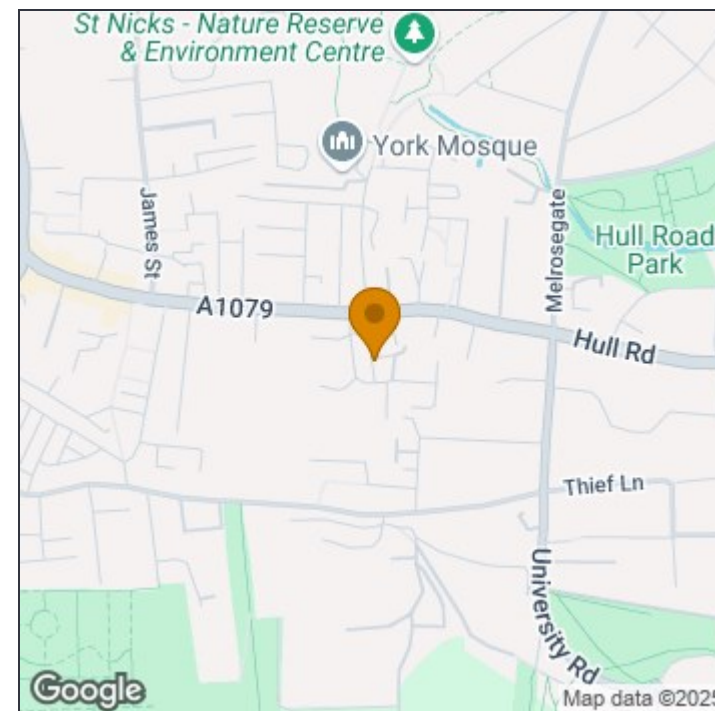


1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

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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