



3 Kingfisher House Brinkworth
Terrace
, York YO10 3DF

**3 Kingfisher House
Brinkworth Terrace
York YO10 3DF
£197,500**

Close to both the University and York City Centre

With two well-proportioned bedrooms, this apartment is ideal for couples, or individuals seeking extra space. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The flat is on the ground floor offering direct access to the communal gardens and a small private patio.

Brinkworth Terrace, off James St has easy access to the city and pedestrian cut throughs to the supermarkets on Foss Islands Road.

Whether you are a first-time buyer or seeking a rental, this charming abode is sure to impress. Don't miss the chance to make this lovely property your own.

EPC Rating B
Council Tax Band C

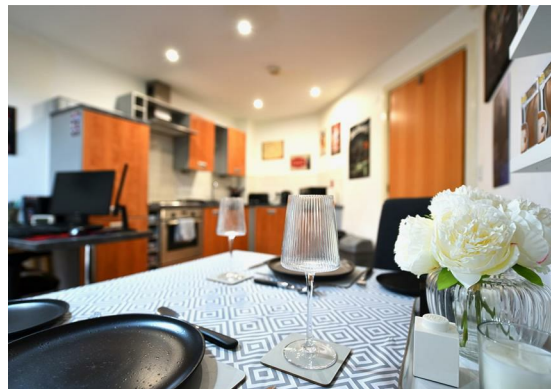
Entrance Hallway

Electric heater. Cupboard housing hot water tank. Doors to further rooms.

Open plan Lounge

16'6" x 11'0" (5.03m x 3.35m)

Double doors to patio area. Two electric heaters.





Kitchen area

9'9" x 8'8" max (2.97m x 2.64m max)

Fitted with a range of units complemented by coordinating work surfaces. Inset sink unit. Integrated dishwasher, fridge freezer and washer/dryer. Four ring electric hob with extractor hood over. Electric oven.

Bedroom One

10'1" x 10'0" (3.07m x 3.05m)

Double glazed window. Electric heater. Built in wardrobe.

Bedroom Two

9'8" x 9'1" (2.95m x 2.77m)

Double glazed window. Electric heater. Built in wardrobe.

Bathroom

7'6" x 5'9" (2.29m x 1.75m)

Fitted with a three piece bathroom suite comprising bath with shower over, toilet and wash hand basin. Heated towel radiator. Extractor fan.

Outside

Communal gardens.

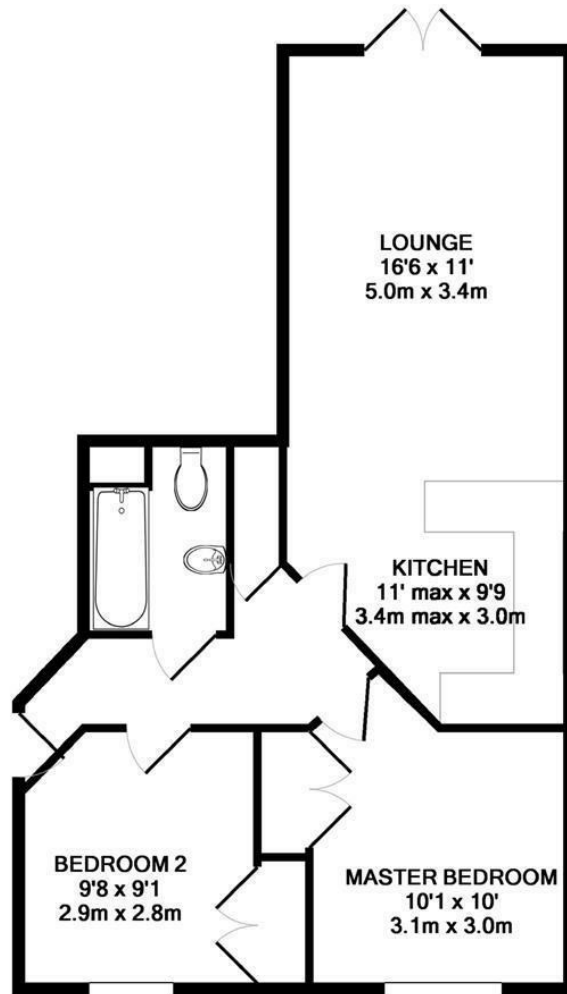
Leasehold

We are advised that this property is leasehold. The 125 year lease began in 2003 with 103 years remaining.

We are also informed that the maintenance charge is in the region of £533.80 per quarter and ground rent £233.71 per annum.

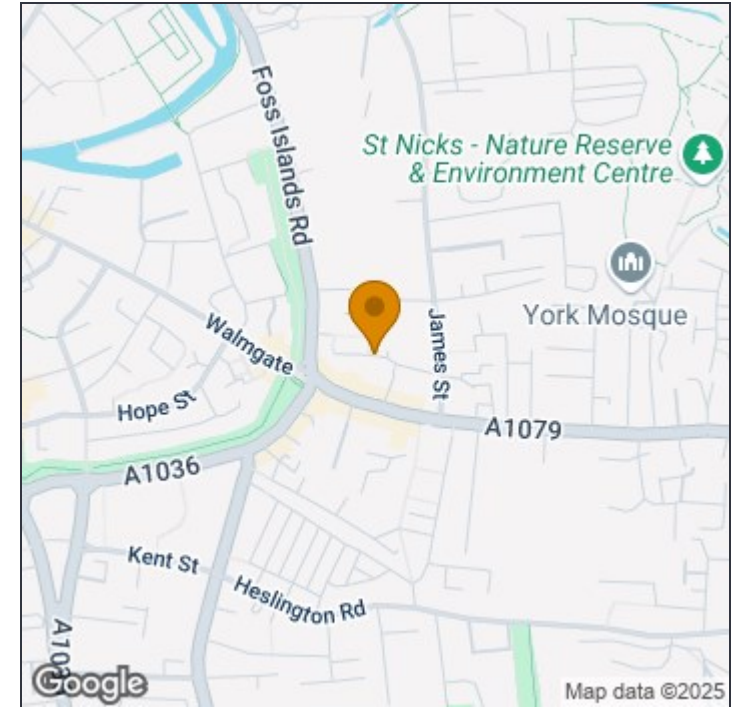
This information would need to be verified by a solicitor..





TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2017



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.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com