



3 Kingfisher House Brinkworth  
Terrace, York YO10 3DF



### 3 Kingfisher House Brinkworth Terrace York YO10 3DF

**£189,000**

A fantastic opportunity to purchase a ground floor apartment which is both close to the University and York City Centre. With easy access to the city and local supermarkets on Foss Islands Road.

The apartment has a entrance hallway, spacious lounge with modern kitchen layout, two good sized bedrooms and a modern bathroom. With direct access to the communal gardens and a small private patio, which is a lovely addition to the property.

Ideal purchase for a first-time buyer or those seeking a rental income, this charming property is sure to appeal to many!

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

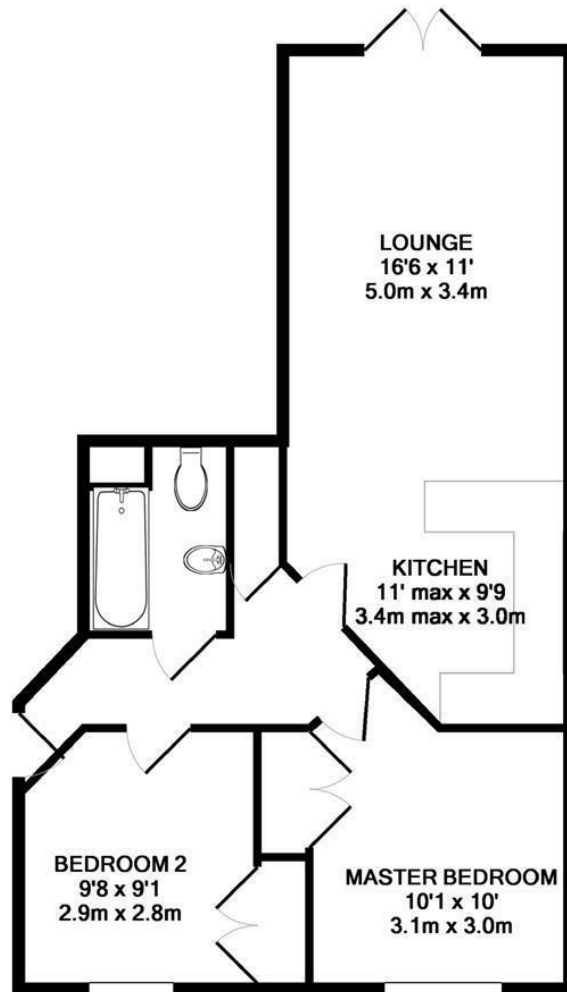
We are advised that this property is leasehold. The 125 year lease began in 2003 with 103 years remaining.

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..

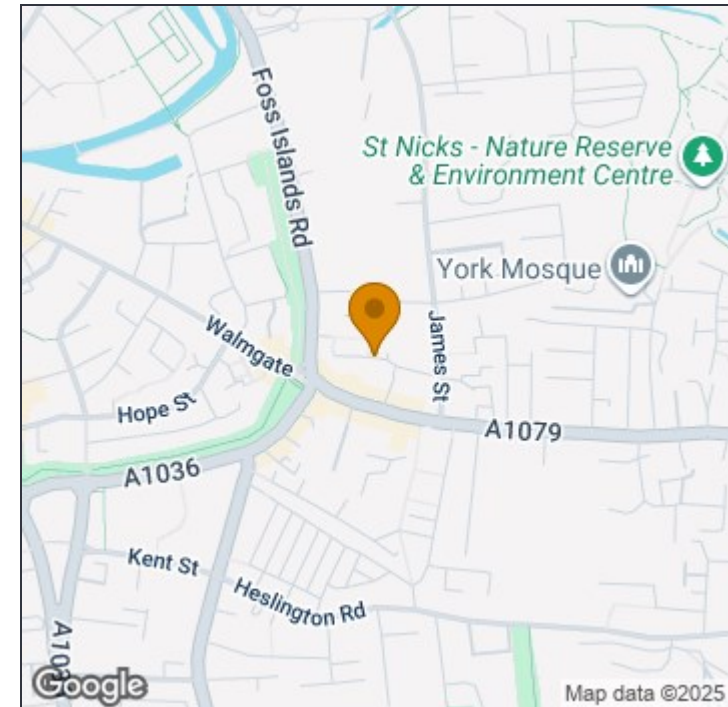






TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

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.  
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