



12 Pulleyn Mews  
York YO30 6FE





## 12 Pulleyn Mews York YO30 6FE

£220,000

We are delighted to bring to market this charming ground floor apartment sat within a secure gated development. Pulleyn Mews is situated in a lovely neighbourhood, offering a blend of amenities and a friendly community atmosphere. Residents will enjoy the proximity to local shops, cafes, and pubs as well as excellent transport links to the wider city. Another standout feature of this property is the parking space for one vehicle, offering convenience within the city.

The apartment features entrance hallway, spacious living room, kitchen with appliances, two bedrooms and shower room.

Whether you are looking for your first home or next investment property this apartment is not to be missed, call now to book an early viewing.

EPC Rating C  
Council Tax Band C

### Entrance Lobby

Door into entrance lobby which leads through to the flat entrance hallway.

### Hallway

Underfloor heating controls. Doors to further rooms. Entry phone system.

### Living Room

19'10 x 12'11 (6.05m x 3.94m)

Underflooring heating controls. Full height UPVC windows. Ariel points. Door through to the kitchen.

### Kitchen

10'5 x 6'9 (3.18m x 2.06m)

Fitted with wall and base units and coordinating worktops. Built in oven with electric hob and extractor hood above. Built in fridge freezer. Sink and half bowl with drainer unit. Space and plumbing for washing machine. UPVC window.





### **Bedroom One**

14'5 x 15'5 (4.39m x 4.57m; 1.52m)

Underfloor heating controls. UPVC sash window.

### **Bedroom Two**

12'1 x 6'9 (3.68m x 2.06m)

Underfloor heating controls. UPVC sash window.

### **Shower Room**

Fitted with a modern three piece shower suite comprising; Shower cubicle, toilet and wash hand basin with vanity unit. Heated towel rail. Opaque UPVC window. Underfloor heating controls.

### **Outside**

Secure gated development offering an allocated parking space.

### **Leasehold Information**

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

\* The lease length is 99 years and commenced on the 1st November 2011.

We have been advised of the following; The community fees are approx.

Ground Rent £300.00

Insurance £200.00

General garden/Electrics £300.00

Total £800.00 approximately per annum

### **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 C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.

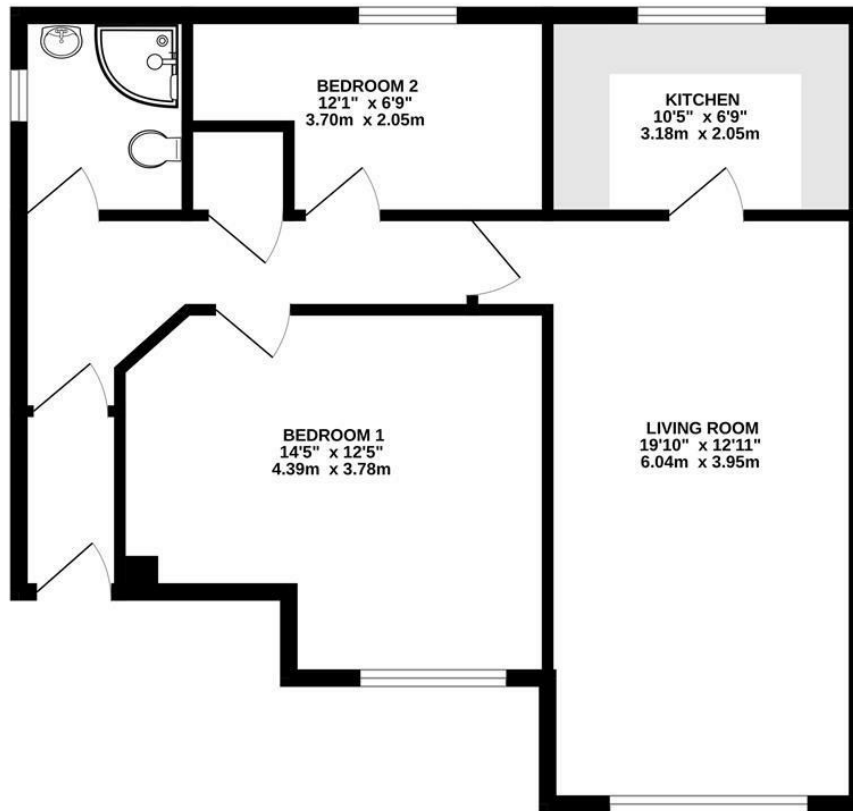
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has underfloor heating which supplies the heating and hot water.

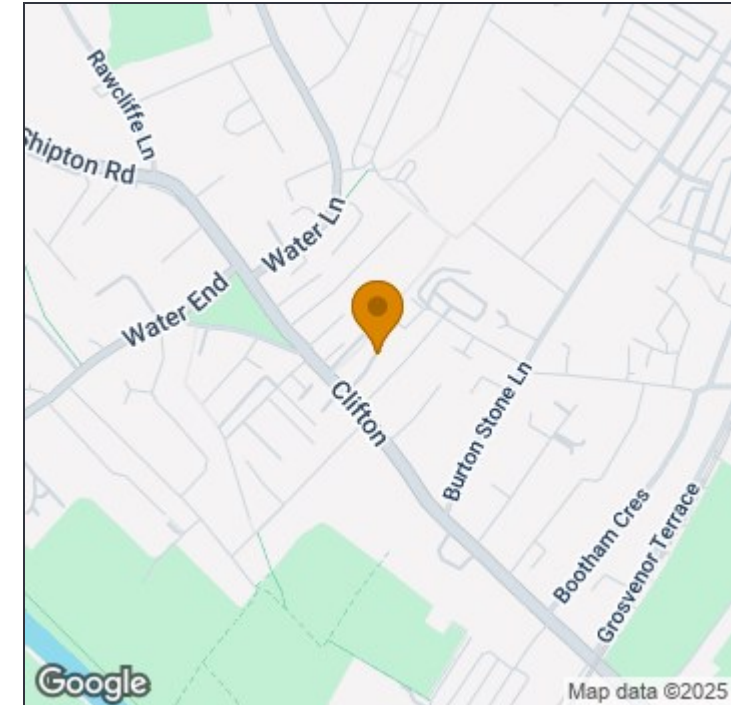
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 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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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: [homes@quantumestateagency.com](mailto:homes@quantumestateagency.com) [www.quantumestateagency.com](http://www.quantumestateagency.com)