



78 Nicholas Gardens
, York YO10 3EY

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£230,000

Nestled in the charming Nicholas Gardens area of York, which is situated off Lawrence Street is this delightful townhouse. The property presents an excellent opportunity for those seeking a first time home or investment.

With two spacious bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. In brief the property includes; Entrance hallway, kitchen, spacious lounge with door to rear garden and a first floor bathroom.

One of the standout features of this townhouse is the provision for parking, accommodating one vehicle and additional visitor spaces on site. The location of the property is another bonus, close to local amenities, a stroll into the city, University and also with a handy bus route close by!

Offered with no forward chain!

EPC rating C
Council Tax Band B

Entrance Hallway

Composite door. Storage heater. Door to kitchen and lounge.

Kitchen

8'3 x 7'8 (2.51m x 2.34m)

Fitted with wall and base units and coordinating worktops. Sink and drainer unit. Built in oven with electric hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted electric heater.

Lounge

16'4 x 12'7 (4.98m x 3.84m)

Spacious lounge with UPVC door and side lights. Storage heater. Stairs to first floor.

Stairs to first floor





First floor landing

Loft hatch. Doors to further rooms.

Bedroom One

12'7 x 7'9 (3.84m x 2.36m)

Two UPVC windows. Storage heater. Cupboard housing water tank.

Bedroom Two

12'7 x 9'6 (3.84m x 2.90m)

Two UPVC windows. Storage heater.

Bathroom

Fitted three piece bathroom suite comprising; bath with shower over, wash hand basin and toilet. Wall mounted heater.

Outside

To the front of the property is a path leading to the property, with small lawn adjacent.

To the rear there is an enclosed rear garden which is paved for low maintenance. It is also gated, great access for bikes.

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

Leasehold information

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

* The lease length is 999 years and commenced

* We have been advised there is a ground rent charge of approx. £25 per annum and a service/maintenance charge of £150 per quarter.

Additional information

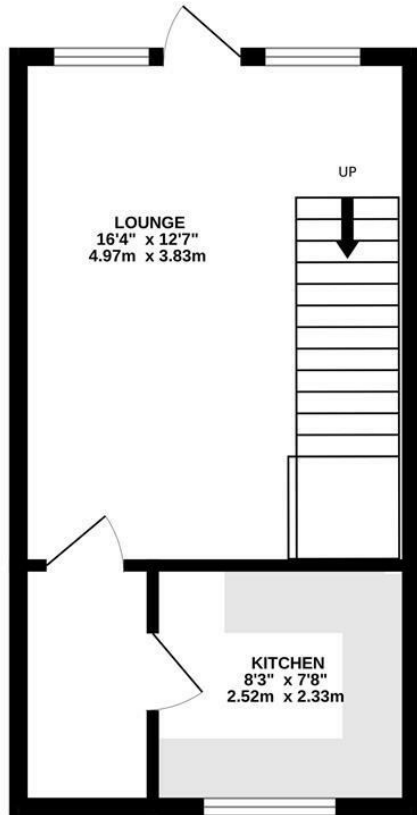
The property is currently tenanted, the tenancy started on the 5th September 2022 and is on a rolling periodic basis.

The rental figure is currently £850pcm, increasing to £950pcm from the 5th September 2025. We do have others on the development that follow the student rotation and achieve £1646.00pcm (excluding bills). * subject to condition

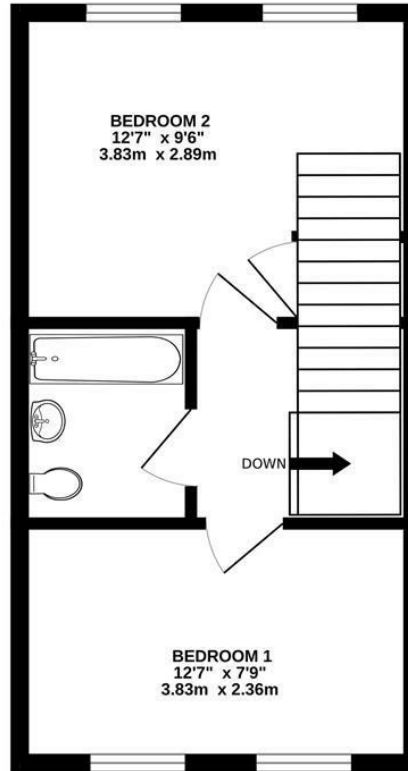
This information is correct at the time of marketing. If you have any questions please contact us in the office.



GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

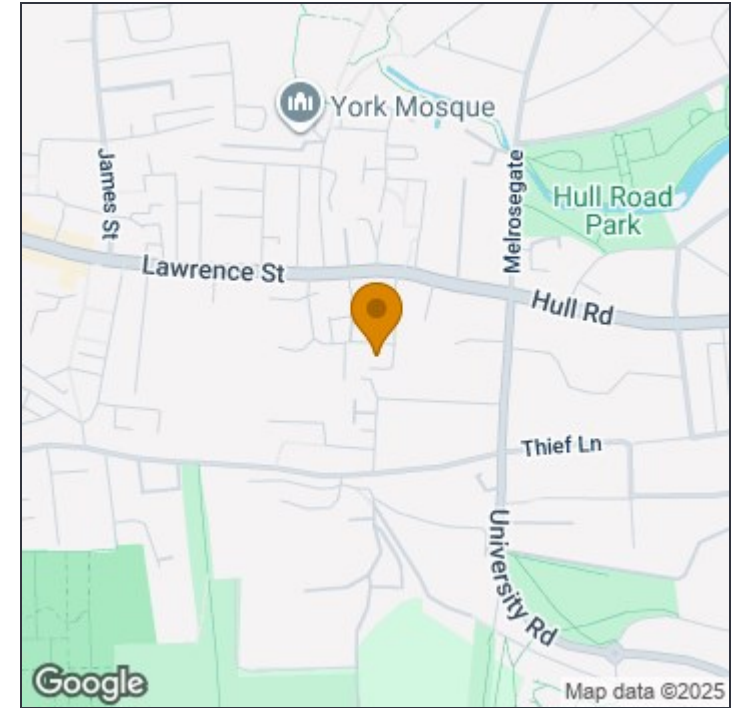


1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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6 Walmgate, York, YO1 9TJ

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