



3 Popeshead Court
York YO1 8SU



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3 Popeshead Court York YO1 8SU

£189,000

A charming duplex apartment located in the heart of the historic city of York. Situated in Popeshead Court you really will be spoilt for choice with an array of shops, restaurants and cultural attractions right on your doorstep;

As you step into this delightful apartment, you are greeted by a spacious open plan modern lounge and kitchen area, ideal for entertaining guests or simply relaxing after a long day exploring the city. The property boasts one large bedroom and bathroom to the lower level which is accessed via a spiral staircase, there is also a further WC to the first floor.

Currently a successful rental apartment. Call us now to book a viewing,

EPC Rating C
Council Tax Band B

Entrance Hallway

14'0" max x 6'6" (4.27 max x 1.98)

Spiral staircase down to bedroom. Doors to open plan lounge kitchen. Door to WC. Electric heater.

Lounge Area

12'3 x 14'6 max narrowing (3.73m x 4.42m max narrowing)

Electric storage heater. Large windows. Space for dining.

Kitchen Area

9'2 x 5'7 (2.79m x 1.70m)

The kitchen area is fitted with a range of units both high and low-level. Sink and a half with drainer.. Built in fridge freezer. Oven and hob with extractor hood over. Freestanding washing machine.





WC

Two piece suite comprising; Toilet and wash hand basin, Shaver point.

Lower Level accessed via spiral staircase

To the bottom of the stairs there is an electric heater. Doors to bathroom and bedroom.

Bedroom

16'1" x 12'2" (4.90m x 3.71m)

Spacious bedroom with built in wardrobe. Large windows. Electric heater. Door to cupboard housing the hot water cylinder.

Bathroom

8'1" x 5'7" (2.46 x 1.70)

White three piece suite comprising; bath with shower over, toilet and wash hand basin. Mirror. Heated towel rail.

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 a hot water tank and electric storage heaters. The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Leasehold Information

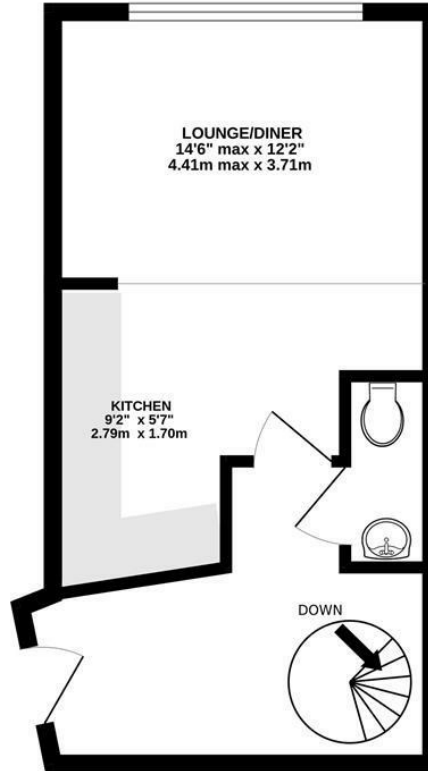
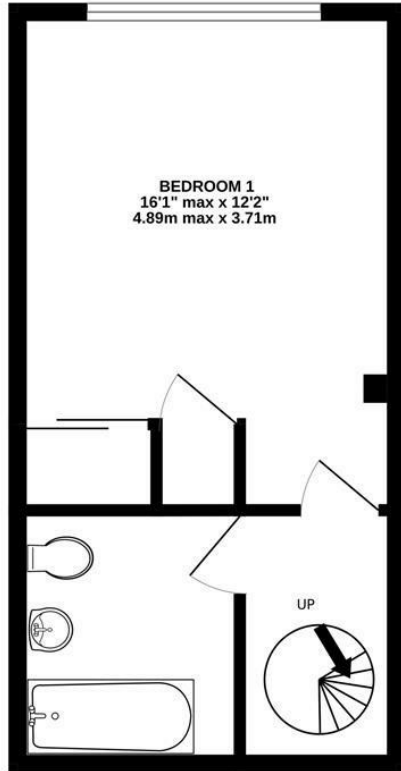
We have been advised of the following. This information will need to be verified by a solicitor

The property is leasehold.
The 999 year lease began in 2006.
Service charge £213.47 per month
Ground Rent £75 per annum

The lease does not state if holiday lets are / are not allowed. Your solicitor would need to look into this.

BASEMENT
294 sq.ft. (27.3 sq.m.) approx.

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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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.

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