



Apartment H, Halo 4, Amy Johnson Way,
York, North Yorkshire YO30 4ZH

Guide Price £199,950


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PERSONAL AGENTS

Looking for a stylish ground floor apartment on the outskirts of York? Then look no further than Halo 4 on Amy Johnson Way! Situated on the fringe of this very popular location of Clifton Moor. Bishops Personal Agents offer For Sale this superb ground floor apartment with a garden, forming part of this modern development within this highly regarded residential area, with easy access to the City Centre, outer ring road, and also lying convenient for the Vangarde and Clifton Moor shopping centres. The property, which will appeal to both first time buyers and buy to let investors, benefits from double glazing, new electric wall heaters and allocated parking for not one but two cars! The accommodation briefly comprising; An outside gate gives access into the apartments garden. Private entrance, leads into the the property itself with a spacious versatile living space. To the right is the sitting area, which in turn, opens further to the contemporary grey kitchen, with a full range of integral appliances and ample space for a table and chairs, we also find a handy store, which could be used as an office or even a small gym. The inner lobby, leads us into two double bedrooms, the principal with a dressing area and a modern bathroom completes this apartment. Outside we find a private garden with two patios, perfect for outside entertaining, all the year round and also a garden shed. This property also benefits from two allocated parking spaces, directly to the side for the apartment. Offered for sale with no onward chain! An early viewing is highly recommended, not to miss out on this fantastic apartment.

Amy Johnson Way is a popular address located in the suburb of Clifton Moor, two miles from the city centre. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield



Living Room

23' 4" x 17' 1" (7.11m x 5.20m)

Side entrance door. Double glazed windows to front and side aspects, tv point* and electric wall heaters*. Opening to...

Kitchen Area

Fabulous contemporary fitted kitchen, with a range of grey wall and base units with drawers, under matching work surfaces, inset stainless steel sink with mixer tap, electric oven* and ceramic hob* with extractor hood*, integral dishwasher*, fridge/freezer, washing machine* and ample space for a table and chairs. Doors leading to...

Store

6' 2" x 5' 9" (1.88m x 1.75m)

Handy store with power and lighting.

Inner Lobby

Airing cupboard and electric wall heater*. Doors leading to...



Bedroom 1

16' 4" x 12' 11" (4.97m x 3.93m)

Double glazed windows to front aspect, tv point* and electric wall heater*. Opening to the dressing area.

Bedroom 2

13' 7" x 10' 11" (4.14m x 3.32m)

Double glazed windows to front aspect, tv point* and electric wall heater*

Bathroom

11' 4" x 6' 6" (3.45m x 1.98m)

Modern white suite comprising walk in shower with mains shower over*, bath with mixer tap, pedestal wash hand basin with mixer tap, low level wc, extractor fan* and heated towel rail*.

Outside

To the front of the apartments is a communal cycle store and to the side are two allocated parking spaces. A gate leads to the apartments garden with a lawn and shrub borders, We find paved patio areas, perfect for outside entertaining and a garden shed.



Tenure

We have been informed by the vendor that the property is Leasehold with a 250 Year Lease which commenced on 1 January 2015 to and including 31 December 2264 - Current Service Charge £987.36 (£246.84 paid quarterly to Mulberry Property Management Ltd). Ground Rent £285.39 per annum (Estates & Management Limited). Insurance 312.24 per annum (Tysers Insurance Brokers Limited). Reserve Fund 226.44 (£56.61 paid quarterly to Mulberry Property Management Ltd). Details which should be checked at the time of purchase by a solicitor.

Agents Note

EPC Rating D and Council Tax Band B.
Broadband supplier: Onestream.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: No Gas.
Electricity supplier: Eon.







Energy performance certificate (EPC)

Apartment H
Halo
4 Amy Johnson Way
YORK
YO30 4ZH

Energy rating
D

Valid until: **8 June 2026**

Certificate number: **0541-3856-7456-9226-3791**

Property type

Ground-floor flat

Total floor area

86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

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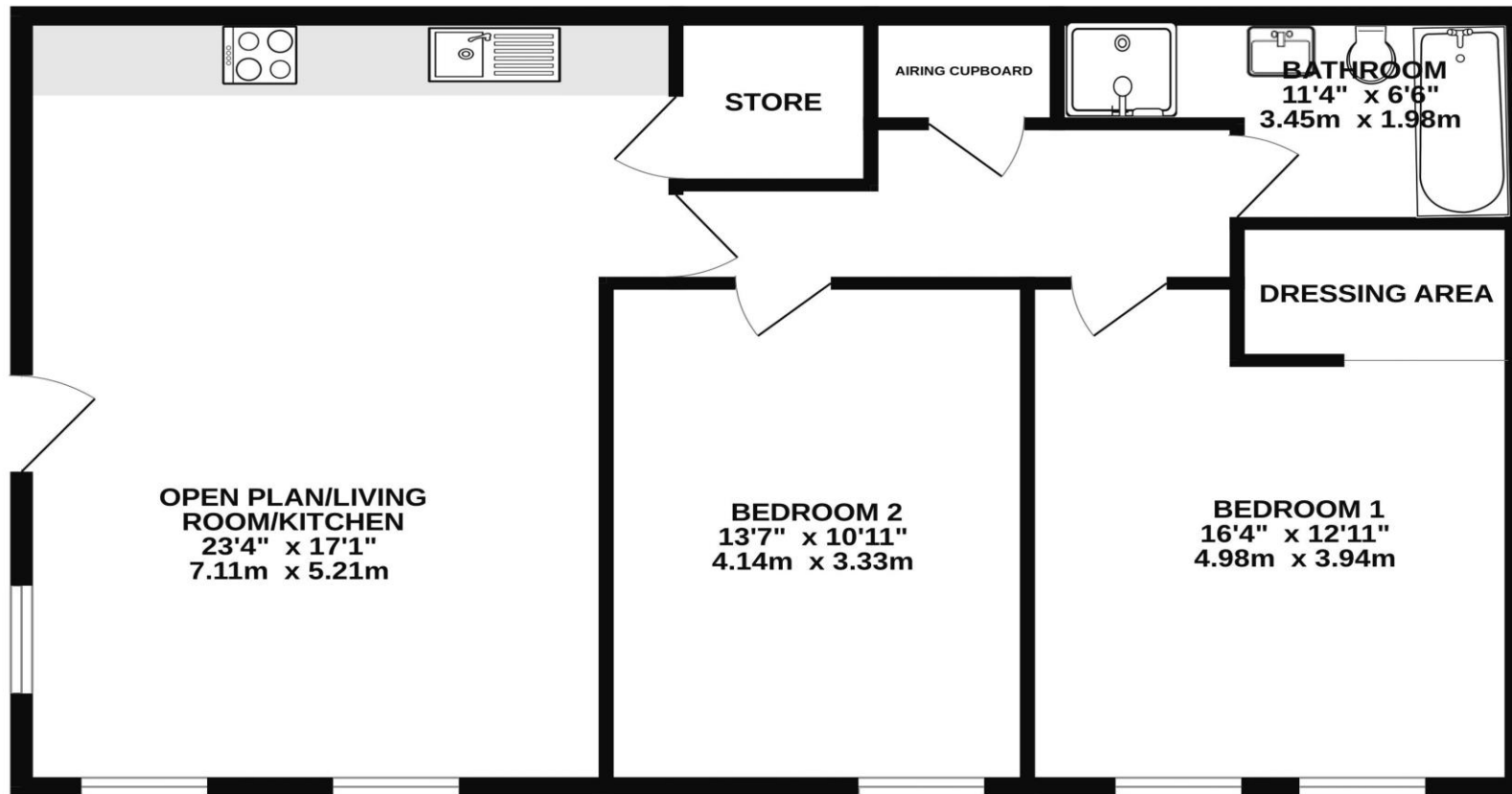
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APARTMENT H, HALO 4, AMY
JOHNSON WAY YO30 4ZH
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.