



18 Yearsley House, Pinsent Court,
York, North Yorkshire YO31 8SZ

Offers Over £170,000


BISHOPS
PERSONAL AGENTS

Looking for a stylish apartment on the outskirts of York? Then look no further than Yearsley House in Pinsent Court! Situated on the fringes of both Heworth and Huntington. Bishops Personal Agents offer for sale this superb top floor apartment forming part of this modern development, within this highly regarded residential area, with easy access to the city centre, outer ring road and lying convenient for the Vanguards and Monks Cross shopping centres. This property, will appeal to both first time buyers and buy to let investors, plus those looking to be within a short stroll of both Nestle or the City Hospital. Benefiting from extensive double glazing and an intercom system, has accommodation briefly comprising; Communal entrance hall with a staircase to all the floors. This apartment has a private entrance hall with a storage cupboard and access to the handy loft space with a pull-down ladder. Doors lead us into the spacious open plan living space, with a Juliet balcony letting in lots of natural light, opening to the modern fitted kitchen with a range of grey cupboards and some integral appliances. From the hallway, we also find two double bedrooms and a modern bathroom, completing this apartment. Externally, the development provides communal gardens for all residents to use. There is also an allocated parking space to the front and for visitors, plenty of on street, non-permit parking available close by. Sold with no onward chain! An early viewing is highly recommended.

Heworth is a popular suburb, just 2.6 miles north of York City Centre. The village boasts a wide range of local amenities including a Post Office with adjoining Newsagents, Shops, Pharmacist, Doctor's surgery, Hairdressers, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vanguarde as well as Clifton Moor and the A64 are within easy reach by car. The area has a Primary School and falls within the catchment area for the highly regarded Huntington Secondary School. 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



Communal Entrance

Entrance to building and stairs to all the floors. A door leading into the apartment on the second floor.

Entrance Hall

Entrance hall with security entry phone*, storage cupboard, loft access and wall heater*. Doors leading to...

Living Room

18' 11" x 11' 7" (5.76m x 3.53m)

Double glazed windows and door with a Juliet balcony, tv point*, telephone point* and wall heaters*. Opening to...

Kitchen

Fitted with a range of modern grey units, comprising of wall, floor and drawer units with matching work surfaces over. Steel sink with mixer tap. Built-in electric oven*, electric hob*, with extractor hood* over. Integral washer/dryer* and fridge/freezer*. Double glazed windows to side aspect.



Bedroom 1

17' 2" x 8' 9" (5.23m x 2.66m)

Double glazed window to front aspect, fitted wardrobes and wall heater*.

Bedroom 2

11' 8" x 8' 10" (3.55m x 2.69m)

Double glazed window to rear aspect and wall heater*.

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

'White' suite comprising; Bath with mixer taps and shower head over*, wash hand basin with a mixer tap, low level wc, extractor fan*, double glazed window to rear aspect and wall heater*.

Outside

Communal gardens and reserved allocated car parking.



Tenure

We have been informed by the vendor that the property is leasehold with a 125-year lease which commenced on the 1st January 2003. Current service charge £1745 per annum and the ground rent £200 per annum, which includes building insurance and maintenance of communal areas, plus window cleaning and gardening. Reviewed Annually. The council tax is band C. This apartment can be let, but not as a holiday let and minimum 6 months. Pets are allowed. Details which should be checked at the time of purchase by a solicitor.

Agents Note

Epc rating C, Council tax band C.

Broadband supplier: Sky Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: No gas.

Electricity supplier: Octopus Energy.







Energy performance certificate (EPC)

18 Yearsley House Pinsent Court YORK YO31 8SZ	Energy rating C	Valid until:	7 March 2034
		Certificate number:	0581-3035-0207-4234-7200
Property type		Top-floor flat	
Total floor area		54 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

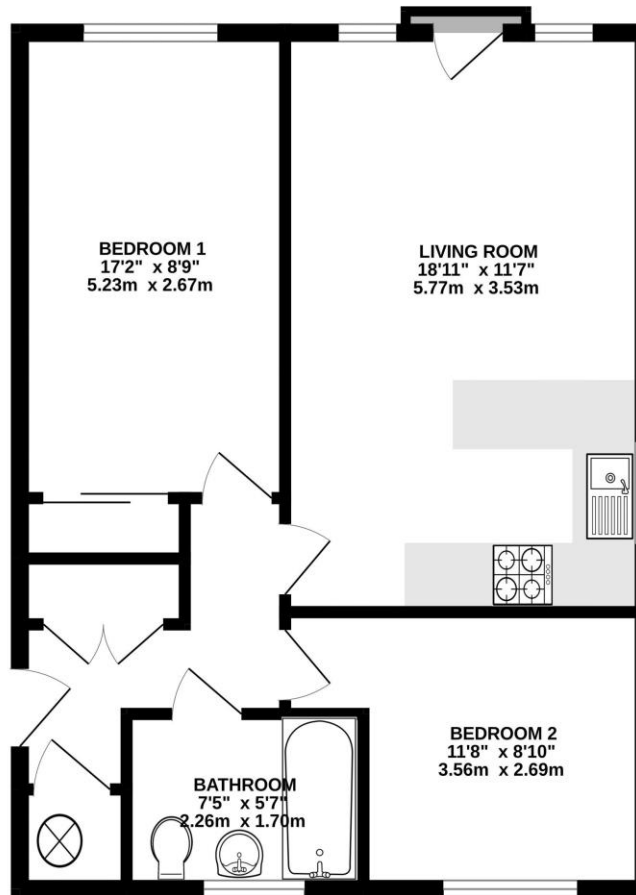
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GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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DISCLAIMER

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.