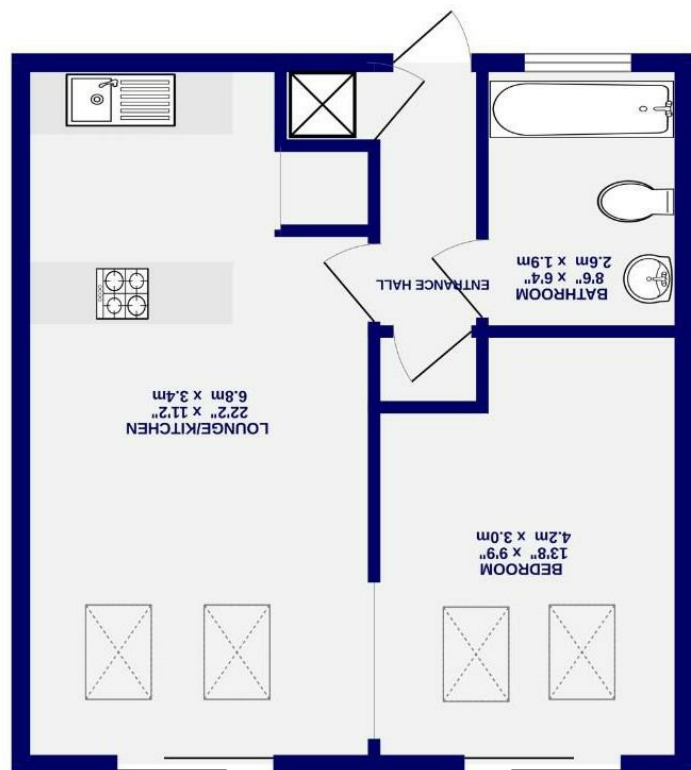


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

This every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and area and appliances shown have been measured and dimensioned as to their operation. Measurements shown are not intended to be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



3RD FLOOR

- Apartment
- Third Floor
- Two Juliet Balconies
- Open Plan Living/Dining/ Kitchen
- One Bedroom
- Close To York City Centre and York Teaching Hospital
- EPC C

Leasehold  
Council Tax Band - B

Del Pyke  
The Groves, York  
YO31 7AE





Del Pyke  
The Groves, York  
YO31 7AE

£150,000



Investors Only - The property is currently let until July 2025

A well-presented one bedroom, third floor apartment, located just a short walk from the heart of York City Centre and York Teaching Hospital, representing a great value home for such a location.

Leyburn House is a modern development of similar apartments sharing a communal staircase but each apartment is accessed via its own front door.

An entrance hall with access to the family bathroom and storage, leads to a light and airy open plan living/ dining kitchen and a Juliet balcony. The open plan kitchen has a central island and a modern kitchen fitted with a range of units and appliances. The bedroom is of generous proportion and also offers a Juliet balcony and Velux roof windows.

A lovely property sure to appeal to a range of buyers, early viewing is essential.

Leasehold  
Length of lease- 150 years from 14 September 2007  
Ground rent £150 er annum  
Ground rent review period N/A  
Service charge £1,716. per annum

Council Tax Band- B

