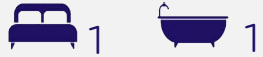




Haxby Road
, York
YO31 8JS

Open To Offers £150,000



Offered for sale with the benefit of no onward chain, is this spacious first floor apartment situated within close reach of the City Centre and within easy walking distance to York Hospital.

The apartment would make a superb investment opportunity or an ideal first time home. The internal accommodation briefly comprises; an open plan living / dining / kitchen area with a south facing Juliet balcony, a double bedroom and a three piece bathroom. The ideal property for first time buyers, investors and those wanting a city centre bolthole.

Early viewing is highly recommended.

CIRCA 6% Yield

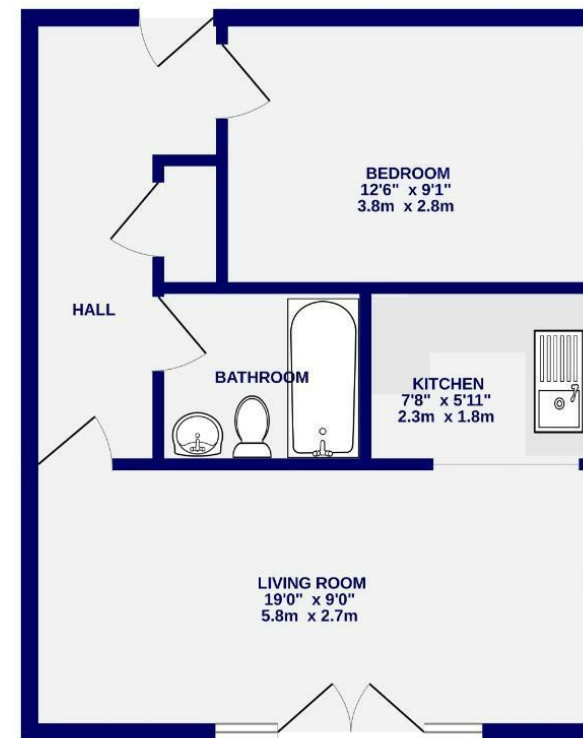
Leasehold
Length of lease- 250 years from and including 1 January 2009
Ground rent £445pa
Ground rent review period - 15 years, next review period is January 2039.
Service charge £70pcm
Service charge review period - annual
Council Tax Band- A



Haxby Road , York YO31 8JS

Leasehold
Council Tax Band - A

- No Onward Chain
- First Floor Apartment
- Double Bedroom
- Open Plan Living/Dining Kitchen
- Close To City Centre
- CIRCA 6% Yield
- Within Walking Distance Of York Hospital
- EPC - C



TOTAL FLOOR AREA: 456 sq. ft. (42.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in this plan the measurements are not part of the overall floor area 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.
Made with Metropix C2024

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.