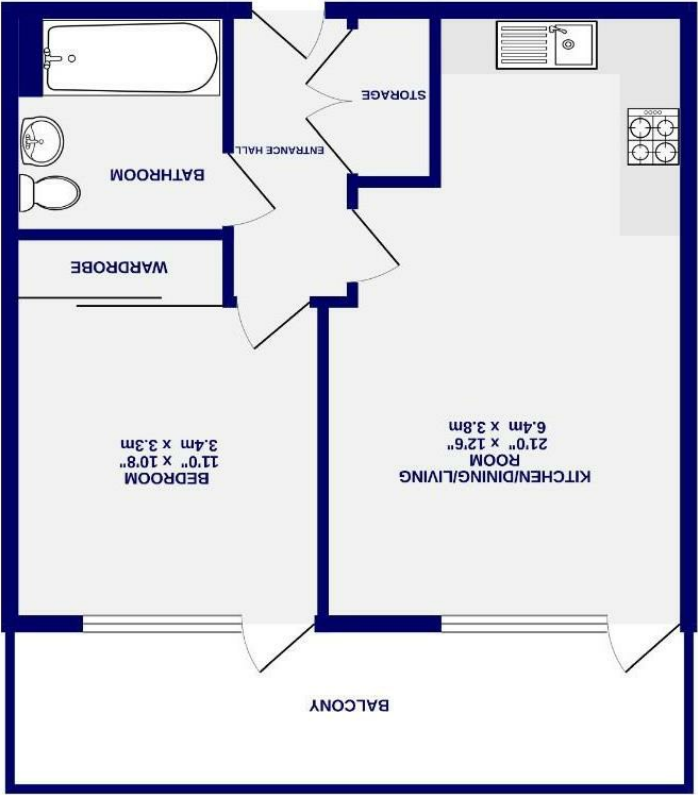


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- Modern Apartment
- Allocated Parking
- One Bedroom
- Raised Ground Floor
- Full Length Terrace
- River Views
- Modern Kitchen
- Spacious Bedroom
- City Location.
- EPC C

Leasehold
Council Tax Band - B

Leetham Lane
, York
YO1 7PE



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Leetham Lane
, York
YO1 7PE

£250,000



A modern one-bedroom apartment with a rare Allocated Parking and a sunny terrace overlooking the picturesque River Foss, just moments from the heart of York. Positioned on the raised ground floor, this stylish home offers a unique combination of city living and riverside tranquility. The standout feature is the south-facing private terrace, perfect for relaxing or entertaining while enjoying uninterrupted views of the river in a peaceful setting.

Tucked away in a sought-after development, the apartment is ideally located within walking distance of York train station, restaurants, bars, supermarkets, and scenic riverside walks—making it ideal for professionals, commuters, or anyone seeking a quiet retreat in the city.

Accessed via a secure communal entrance, the apartment opens into a spacious hallway leading into the bright and airy open-plan living, kitchen, and dining area. The contemporary kitchen boasts sleek cabinetry, high-spec integrated appliances, and stylish worktops. The open-plan design offers flexibility for modern living, with doors opening directly onto the terrace, bringing the outdoors in.

The generously proportioned bedroom features a high quality built-in wardrobe. A beautifully finished, hotel-style bathroom includes elegant tiling, heated mirror and a modern suite.. A twin-doored hallway cupboard provides ample storage and houses laundry facilities.

With no onward chain, this rare property combines the ease of luxury city living with the serenity of riverside views and the added bonus of secure private parking, an exceptional find so close to York city centre. Early viewing is highly recommended to appreciate the unique features and prime location this home offers.

Leasehold
Length of lease- 181 years remaining
Ground rent- £300 per annum
Ground rent review period- Doubles every 25 years, due 2032
Service charge- £1,431 per annum

Council Tax Band B

