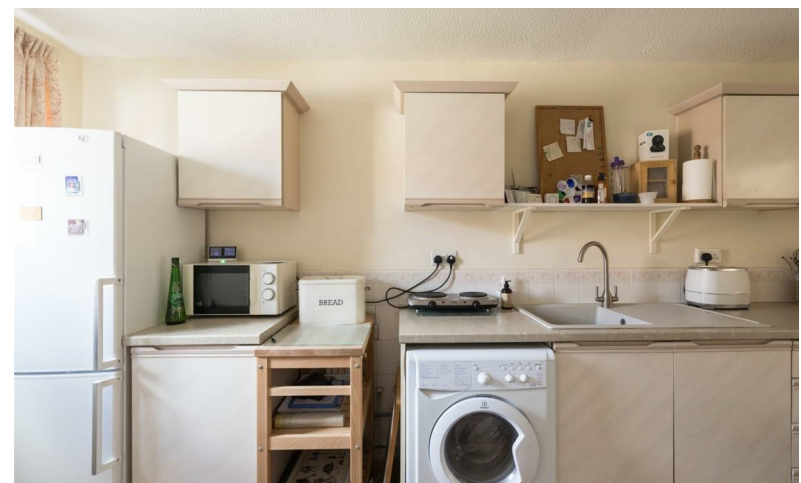


Heslington Court, York YO10 5EX

70% Shared ownership £140,000

**Stephensons**  
estate agents & chartered surveyors



This well presented two bedroom retirement flat is situated in a quiet cul de sac and offers a peaceful retreat for those looking for an over 55's development.

Tenure: Leasehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: C - 71  
Council Tax: B - City of York  
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



The property is accessed via a garden path through a UPVC glazed door into a small porch area, a handy space for coats and shoes.

To the front elevation is a spacious lounge diner with a remote controlled gas fire, and a large double glazed window allowing in lots of natural light.

Leading from the lounge through a sliding door is the kitchen, which houses a range of beige wall and base units with freestanding appliances comprising of, fridge freezer, washing machine, microwave and countertop hob. The room is completed with a resin sink with mixer tap over.

To the rear elevation there are two bedrooms and the house bathroom / wet room. Additionally in the hallway there is the benefit of three large cupboards for storage, one of these housing the immersion heater.

The main bedroom is a light and airy double room with a double glazed window overlooking the rear garden.

The second bedroom, a single room has a set of patio doors leading onto a private patio area with a range of shrubs and flowers and is very private.

The house bathroom compromises of a low flush W.C, ceramic sink and hand held shower / wet room facility with a window overlooking the garden.

Externally, the cul-de-sac has parking available and a patio area to the front of the property with communal gardens at the rear. The property also has the benefit of no forward chain.

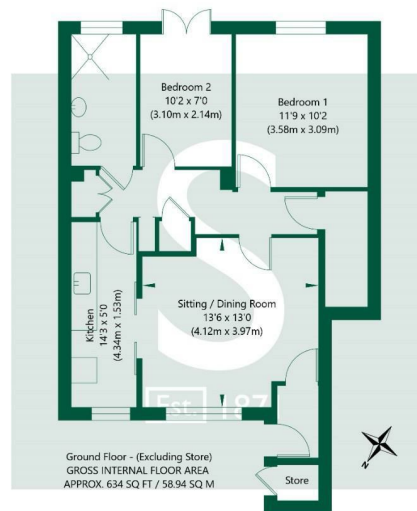
Lease Information:

Service Charge: £164.78 per calendar month (£1977.36 per annum).

Length Of Lease: A new 60 year lease will be granted upon sale.

<https://www.jrht.org.uk/community/heslington-court-york>

Heslington Court, Heslington, York, YO10 5EX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 634 SQ FT / 58.94 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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