

statements contained in these paragraphs. 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.

- **Two Double Bedrooms & Extra Study**
- **Room**
- **Bathroom & Ensuite**
- **Secure, Allocated Parking in Gafield Car Park**
- **Concierge Service**
- **Popular Residential Development**
- **No Onward Chain**
- **EPC B**

The floor plan illustrates a house layout with the following dimensions and room descriptions:

- LIVING/DINING ROOM:** 22.8" x 10.0" (6.9m x 3.0m)
- BEDROOM:** 17.2" x 10.2" (5.2m x 3.1m)
- BEDROOM:** 9.8" x 11.7" (3.0m x 3.5m)
- BATHROOM:** 8.4" x 8.4" (2.5m x 2.5m)
- KITCHEN:** 8.4" x 8.4" (2.5m x 2.5m)
- HALL:** 4.3m x 2.5m
- ENSUITE:** 2.5m x 2.5m
- TOILET:** 1.0m x 1.0m

65 sq. ft. (71.1 sq.m.) approx.

## Leasehold Council Tax Band - A

Westgate Leeman Road, York YO26 4ZF



Westgate Apartments  
Leeman Road, York  
YO26 4ZF

Offers Over £300,000

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Positioned within one of York's most sought-after apartment complexes, this immaculately presented two-bedroom, two-bathroom third-floor apartment offers modern living in an unbeatable location. Beautifully maintained and tastefully updated by the current owners, the property features spacious interiors, allocated parking, and is offered with no onward chain—making it a standout opportunity for first-time buyers, investors, or those seeking a city base.

Access to the building is via a secure communal entrance with concierge service and lift access to all floors. Once inside, a wide entrance hall sets the tone, leading through to a bright and airy open-plan living space at the rear of the apartment. This welcoming area is bathed in natural light and features solid wood flooring, continuing seamlessly throughout the property.

The contemporary kitchen has been recently upgraded and boasts a range of sleek wall and base units, complemented by stylish worktops, splashbacks, and integrated appliances—ideal for modern-day living and entertaining.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a newly upgraded en-suite shower room. A well-appointed three-piece family bathroom serves the rest of the accommodation, along with an additional flexible-use room—perfect as a home office, single bedroom, or extra storage space.

Located in a highly regarded development with excellent access to York city centre, transport links, and local amenities, this exceptional apartment is a rare find. Early viewing is highly recommended.

Leasehold  
Length of lease- 976 years  
Ground rent- £150 per annum  
Service charge- £2,937.09 per annum

Council Tax Band - A

