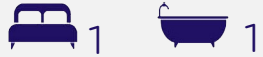




Martins Court
Leeman Road, York
YO26 4WS

£170,000



Situated in a convenient and well-connected location, this bright and spacious first-floor apartment offers an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home within easy reach of York city centre and York Railway Station.

Flooded with natural light thanks to its dual-aspect design, the accommodation is both well-proportioned and thoughtfully laid out. An entrance hallway leads through to a generous living and dining room, providing a comfortable space for relaxing or entertaining, whilst the separate fitted kitchen offers ample storage and workspace. The spacious double bedroom enjoys a bright outlook and benefits from plenty of room for additional furniture, complemented by a modern three-piece bathroom suite.

The property further benefits from uPVC double glazing and modern electric heating throughout, ensuring comfort and ease of maintenance.

Externally, residents enjoy access to attractive communal gardens with seating areas, creating a pleasant outdoor space to relax and unwind. The apartment also benefits from an allocated parking space, together with communal bicycle and bin storage.

Ideally positioned for access to York city centre, the railway station and picturesque riverside walks along the River Ouse, this well-presented apartment combines convenience, practicality and lifestyle appeal in equal measure. Offered with allocated parking and generous accommodation throughout, early viewing is highly recommended.

Leasehold
Length of lease- 974 years remaining
Ground rent - £0
Service Charge- £1,402.00

Council Tax Band - B



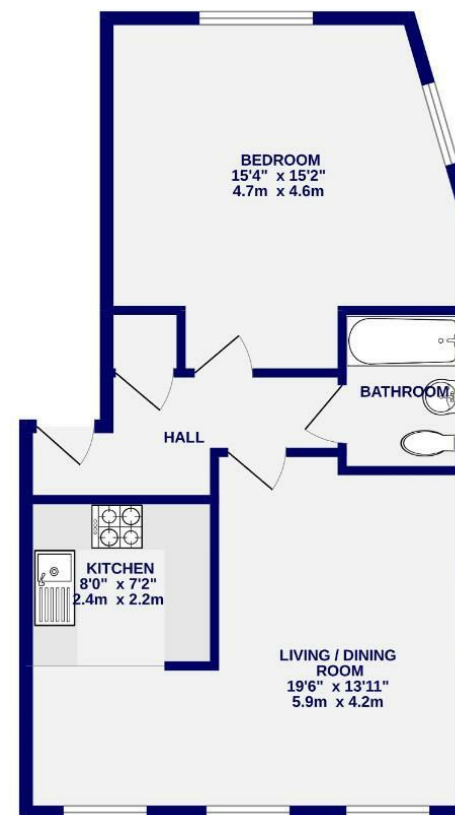


Martins Court Leeman Road, York YO26 4WS

Leasehold
Council Tax Band - B

- First Floor Apartment
- One Bedroom
- Popular Residential Development
- Close To City Centre & Train Station
- Allocated Parking
- Ideal First Purchase Or Investment
- No Onward Chain
- EPC C

FIRST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 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. If included in the plan the garage/porch will form 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 ©2025

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.