



Apartment 12 The Archway
Little Hallfield Road, York YO31
7UH



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Little Hallfield Road, York
YO31 7UH

£230,000

Situated within the sought-after development of The Archway on Little Hallfield Road, this well-presented first floor apartment offers comfortable living within easy walking distance of the city centre.

The property features a spacious lounge with ample room for dining, alongside a fitted kitchen complete with a range of integrated appliances. There are two generous double bedrooms, benefiting from built-in wardrobes, with the principle bedroom further enhanced by an ensuite shower room.

Additional benefits include underfloor heating throughout, as well as a covered parking space for added convenience. Ideally located close to local amenities, transport links, and the city centre, this apartment is perfectly suited to professionals, downsizers, or investors alike.

Council Tax Band C
EPC Rating D

Communal Entrance Hallway

Door to apartment block. Post boxes. Stairs to the first floor apartment.

Entrance Hallway

Entry phone system. Doors to further rooms. Cupboard housing electric water cylinder.

Lounge

13'9 x 14'9 (4.19m x 4.50m)

A spacious lounge with UPVC bay window. Feature fire with surround and hearth. Underfloor heating.

Kitchen

8'0 x 8'9 (2.44m x 2.67m)

Fitted with wall and base units and coordinating worktops. Sink and drainer unit. Built in fridge freezer. Built in oven with electric hob and extractor hood over.

Bathroom

Modern fitted three piece suite comprising; Bath with shower over, wash hand basin and toilet. Heated flooring.

Bedroom one

9'2 x 13'7 (2.79m x 4.14m)

With two UPVC windows. Storage cupboard. Door to ensuite.

Ensuite Shower Room

Fitted with a three piece suite comprising; Shower cubicle, wash hand basin and toilet, Underfloor heating.





Bedroom Two

9'9 x 14'9 (2.97m x 4.50m)

With two UPVC windows. Built in wardrobe with sliding doors.

Leasehold Information

All information would need to be checked and verified by a solicitor.

We are advised that the ground rent is currently £139.70 per annum. The service charge is £1422.91 per annum.

We are further informed that the 150 year lease began in 2003. There are 127 years remaining.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has electric underfloor heating and an electric immersion cylinder which supplies the hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Additional Information

The property is currently tenanted achieving £1050pcm rental amount. The tenants have been served notice to leave on the 23rd June 2026.

Quantum managed property, therefore all the relevant tenancy documents are up to date and available on request by your solicitor.

Deposit held within the TDS.

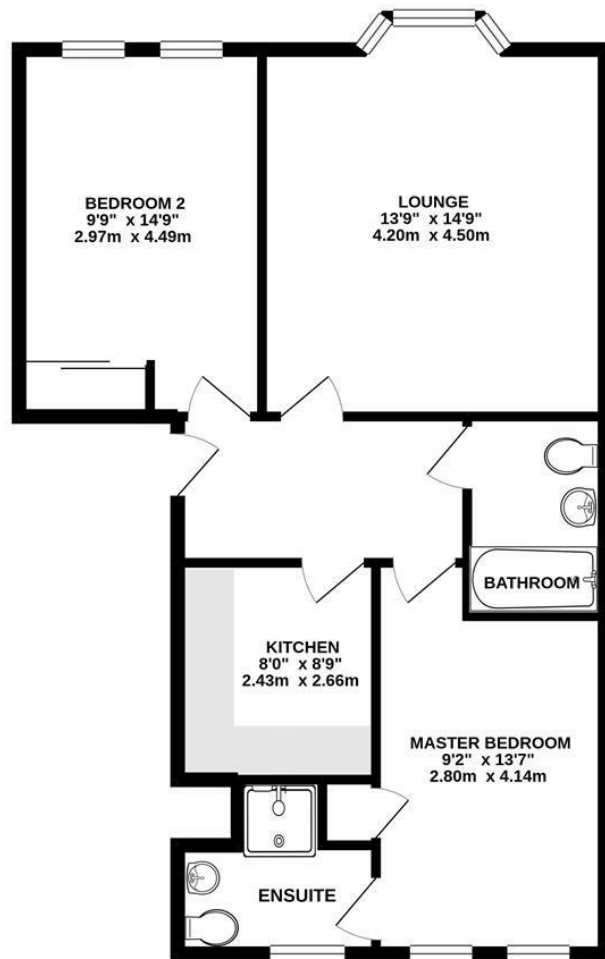
All information should be checked and verified by your solicitor.

Anti - Money Laundering Compliance

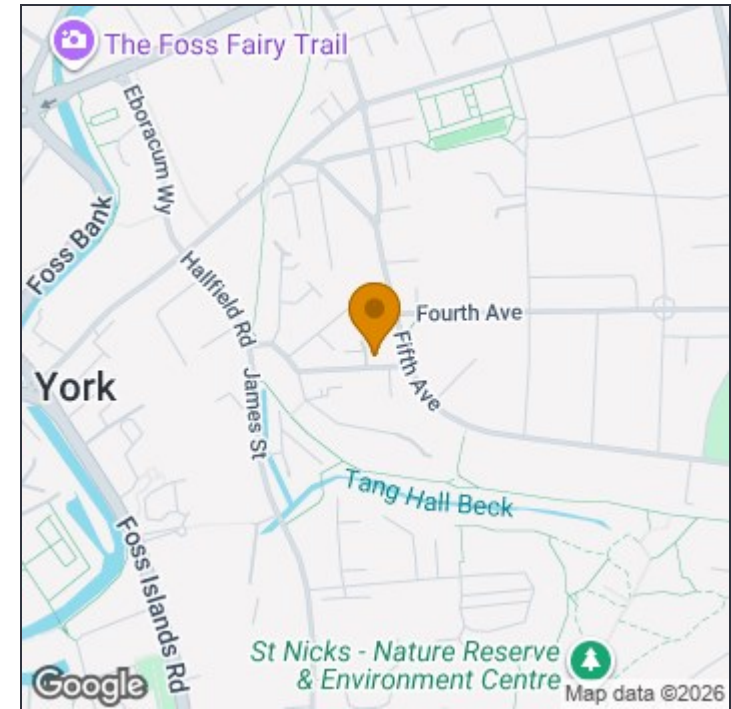
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



12 THE ARCHWAY
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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