



Hallfield Road, York

£220,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Hallfield Road,
York YO31 7XQ

Est. 1871

£220,000

Built approximately six years ago, this well-presented ground-floor apartment is currently operating as a successful holiday let, but offers an excellent opportunity to both owner-occupiers and investors alike, positioned within walking distance of a wide range of local amenities and less than half a mile from York's historic city centre.

Offered with no onward chain and with the remainder of a ten-year new-build warranty, this apartment offers an excellent opportunity for an array of prospective buyers. Available with the option to be sold fully furnished and equipped.

Accessed via a secure communal entrance, the apartment opens into a bright and spacious open-plan living, dining and kitchen area. Large sliding doors lead directly onto the courtyard, creating a seamless connection between the indoor and outdoor spaces. The contemporary kitchen is fitted with sleek white cabinetry in both the wall and base units, chrome handles and a range of integrated appliances.

Furthermore, there are two double bedrooms with double-glazed windows to the front aspect, and a contemporary three-piece bathroom suite comprising part-tiled walls and splashbacks, walk-in shower, wash hand basin and W.C.

Externally, the property benefits from an allocated parking space, together with access to communal bicycle and bin stores.



Tenure: Leasehold
Broadband Coverage: Up to 1800* Mbps download speed.
EPC Rating: B - 87
Council Tax: Exempt - Currently operating as a holiday let.
Current Planning Permission: No current valid 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.

*Download speeds vary by broadband providers so please check with them before purchasing.



Lease Details:

Length of lease: 999 years (994 years remaining)

Annual ground rent: Peppercorn

Ground rent review period: N/A

Annual service charge: £1,314.04 per annum

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.



Partners:

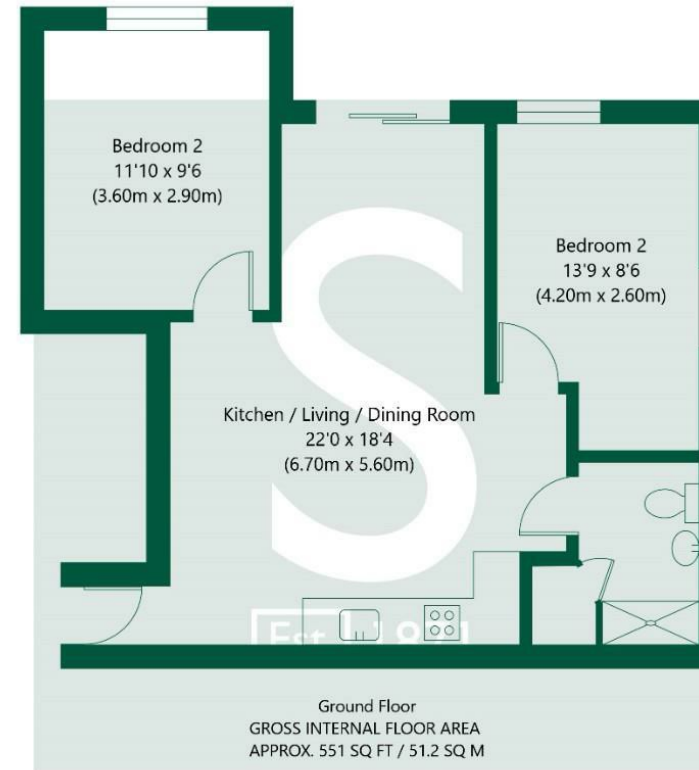
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 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Aura, Hallfield Road York, YO31 7XQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 551 SQ FT / 51.2 SQ M
 Copied from architect plans and accuracy cannot be guaranteed

All measurements and fixtures including doors and windows are approximate and should be independently verified.