



22 Barbican Mews, York, YO10 5BZ
£183,750

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Living in Barbican Mews means you are just a stone's throw away from the City and within easy reach of local amenities. The property does come with a designated parking space, which is also a great asset.

A two bedroom first floor flat, offering a great investment opportunity or first time home. The property is currently tenanted however can be sold with vacant possession. Improvements can be made to boost the property's appeal and value.

The flat features entrance hallway, a bright and spacious lounge, kitchen with appliances, two bedrooms and bathroom.

EPC Rating C
Council Tax B

Communal Entrance

Stairs to first floor. Post boxes.

Entrance hallway

Doors to further rooms. Electric storage heater.

Lounge

13'4 x 13'2 (4.06m x 4.01m)

With two UPVC windows. Electric storage heater.

Kitchen

8'3 x 7'1 (2.51m x 2.16m)

Fitted with a range of wall and base units and coordinating worktops. Sink and drainer. Built in oven with electric hob and extractor hood above. Space and plumbing for washing machine. Space for fridge freezer.

Bedroom One

13'0 x 8'3 (3.96m x 2.51m)

UPVC window. Electric storage heater.

Bedroom Two

7'10 x 8'4 (2.39m x 2.54m)

UPVC window. Electric storage heater.

Bathroom

8'1 x 5'2 (2.46m x 1.57m)

Fitted with a three piece suite comprising; bath with electric shower over, wash hand basin and toilet. Cupboard housing water cylinder.

Outside/Parking

Communal carpark with parking space for one vehicle.

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 B. 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 a electric storage heaters which supply the heating and there is a water cylinder for the hot water.

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

Leasehold Information

We are advised that the ground rent is currently £25 per annum. The service charge is £738.82 per annum.

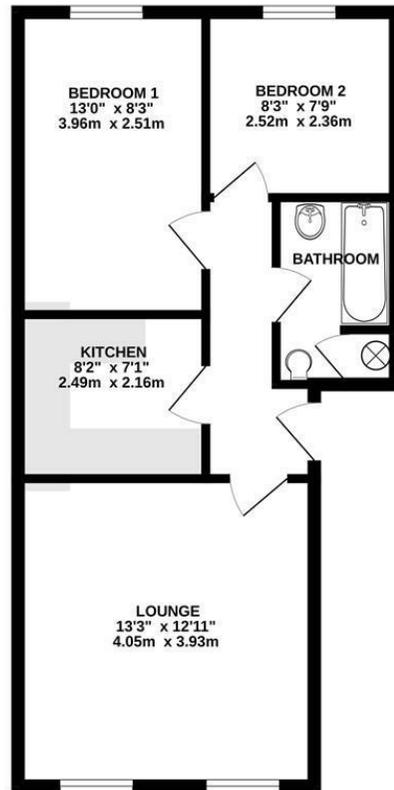
We are further informed that the 999 year lease began on the 29th July 1996. There are 970 years

remaining.

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



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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