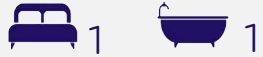




Stamford Street East
Leeman Road, York
YO26 4YE

£175,000



Located on the ever-popular Leeman Road, within close proximity to York train station and the exciting York Central development, is this beautifully renovated one-bedroom first-floor apartment benefiting from its own single garage. Converted and finished to a high standard throughout, the property is ready to move into and offers an excellent opportunity for first-time buyers or investors alike. Offered for sale with no onward chain.

Accessed via its own private entrance, stairs lead to the first-floor accommodation where an entrance hall provides access to the main living spaces. The open-plan kitchen diner is fitted with a stylish range of navy wall and base units, offering ample storage and worktop space. Beyond, the spacious living room enjoys a pleasant northerly aspect and leads through to the well-proportioned double bedroom. Completing the internal accommodation is a modern three-piece bathroom, finished to a generous size and incorporating useful built-in storage, including a washer/dryer cupboard.

With its excellent location, high-quality finish, and no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- 999 years from 27 September 2013
Ground rent - £0
Service Charge- £0 - 50% contribution to Buildings Insurance - £196.48 (2025/26)
Freehold will be transferred equally to purchasers

Council Tax Band- A



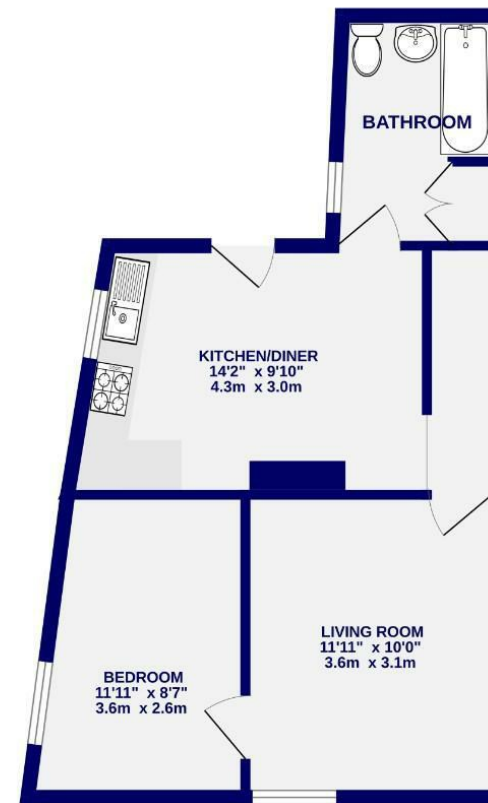


Stamford Street East Leeman Road, York YO26 4YE

Leasehold
Council Tax Band - A

- First Floor Apartment
- One Double Bedroom
- Kitchen Diner
- Separate Living Room
- Garage
- Popular Residential Area
- No Onward Chain
- EPC - TBC

FIRST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 426 sq.ft. (39.6 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/shed 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.
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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.