



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



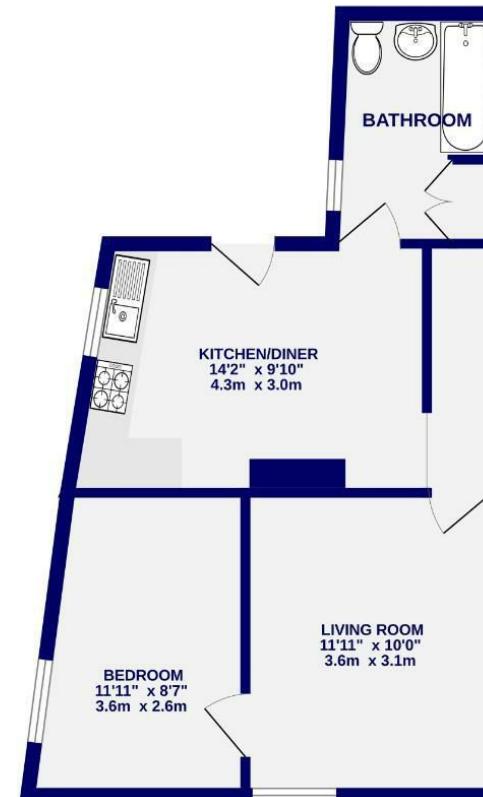


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Leasehold
Council Tax Band - A

- 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 areas, and the overall floor area, are approximate. The plan is for identification purposes only and no responsibility is taken for any errors, omissions or inaccuracies. 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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