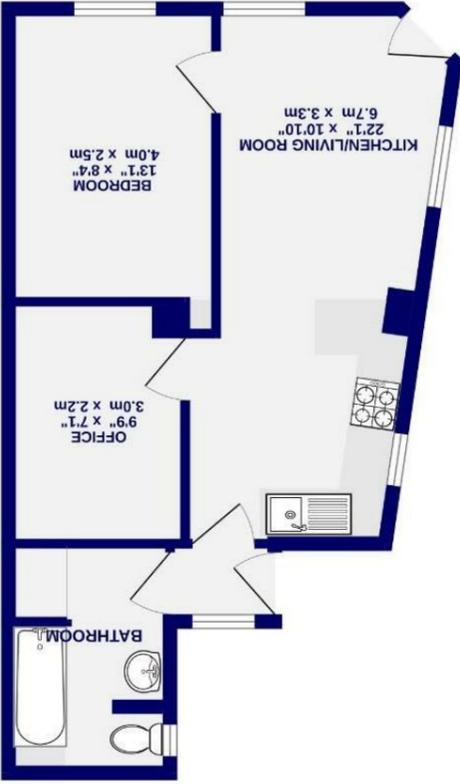


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

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

MEASUREMENTS  
Measurements are given to the internal face of the walls, unless otherwise stated. They are not intended to be used 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.



# Stamford Street East Leeman Road, York YO26 4YD

Leasehold - Share of Freehold  
Council Tax Band - A

- Ground Floor Apartment
- Modernised Throughout
- One Double Bedroom
- Three Piece Bathroom
- Popular Residential Area
- Ideal First Home
- Offered No Onward Chain
- EPC - E



Stamford Street East  
Leeman Road, York  
YO26 4YD

£160,000



Situated within walking distance of York city centre and the train station, this beautifully modernised ground floor apartment offers a stylish and characterful home, ideal for first-time buyers, professionals or investors. Offered to the market with no onward chain, the property forms part of a charming converted building and has been thoughtfully updated throughout.

The heart of the apartment is the bright open plan living kitchen, featuring a newly fitted kitchen with integrated appliances and providing a welcoming space for cooking, dining and relaxing. The accommodation also includes a generous double bedroom, a modern three-piece bathroom with a washer/dryer cupboard, and a separate study or home office, offering flexibility for those working from home. To the rear, the apartment benefits from its own access, adding to the sense of privacy and convenience.

The location is a real highlight, with York city centre and railway station close at hand, excellent transport links, and on-street parking available without the need for a permit. A range of local amenities can be found nearby, along with attractive riverside walks that provide an easy and scenic route into the city.

Well presented throughout and ready to move into, this self-contained ground floor apartment represents a fantastic opportunity to secure a distinctive home in one of York's most convenient and sought-after locations.

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

Council Tax Band- A

