



Pulleyn Mews

Off Bootham, York

YO30 6FE

£200,000



A well presented two bedroom ground floor apartment set within the secure gated development of Pulleyn Mews, located to the north of York and within easy reach of the city centre, York Hospital, the railway station and a wide range of local amenities. Offered for sale with no forward chain, the property represents an excellent opportunity for both owner occupiers and investors alike.

Pulleyn Mews is positioned within a pleasant residential area with nearby shops, cafés and pubs, along with regular transport links providing convenient access into York city centre. A particular feature of the development is the secure gated entrance and the benefit of an allocated parking space.

The apartment is entered via a communal entrance lobby leading through to the private entrance hallway. The spacious living room benefits from full height windows allowing natural light to fill the space and provides ample room for both seating and dining. A doorway leads through to the kitchen which is fitted with a range of wall and base units with coordinating work surfaces and includes a built in oven with electric hob and extractor, fridge freezer, sink unit and space with plumbing for a washing machine.

There are two well proportioned bedrooms, both benefiting from sash style windows, along with a modern shower room fitted with a three piece suite comprising shower cubicle, wash basin set within a vanity unit and WC. The property benefits from underfloor heating throughout.

Externally the development is accessed via secure electric gates and the apartment benefits from an allocated parking space.

A selection of rooms have been dressed using AI for illustrative purposes.

Leasehold
Length of lease- 85 years remaining, the vendor will contribute towards the lease extension
Ground rent - £300 per annum
Service Charge- £293.63 per annum

Council Tax Band- C



*AI Furnished



*All Furnished



*All Furnished



*All Furnished

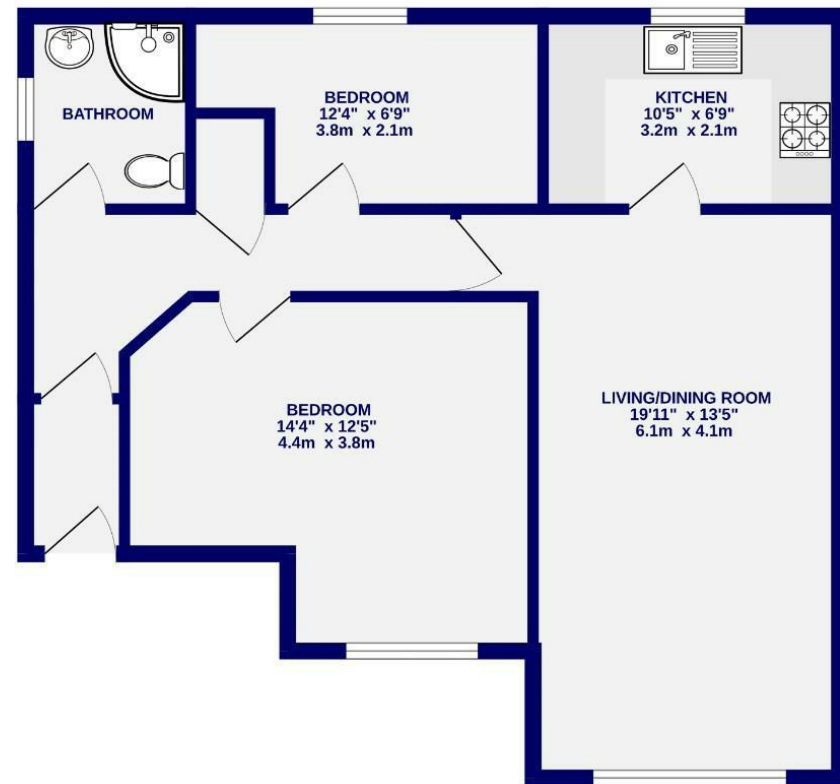


Pulleyn Mews Off Bootham, York YO30 6FE

Leasehold
Council Tax Band - C

- Ground Floor Apartment
- Two Bedrooms
- Modern Kitchen and Showerroom
- No Onward Chain
- Gated Development
- Walking Distance York City Centre
- EPC C

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, 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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