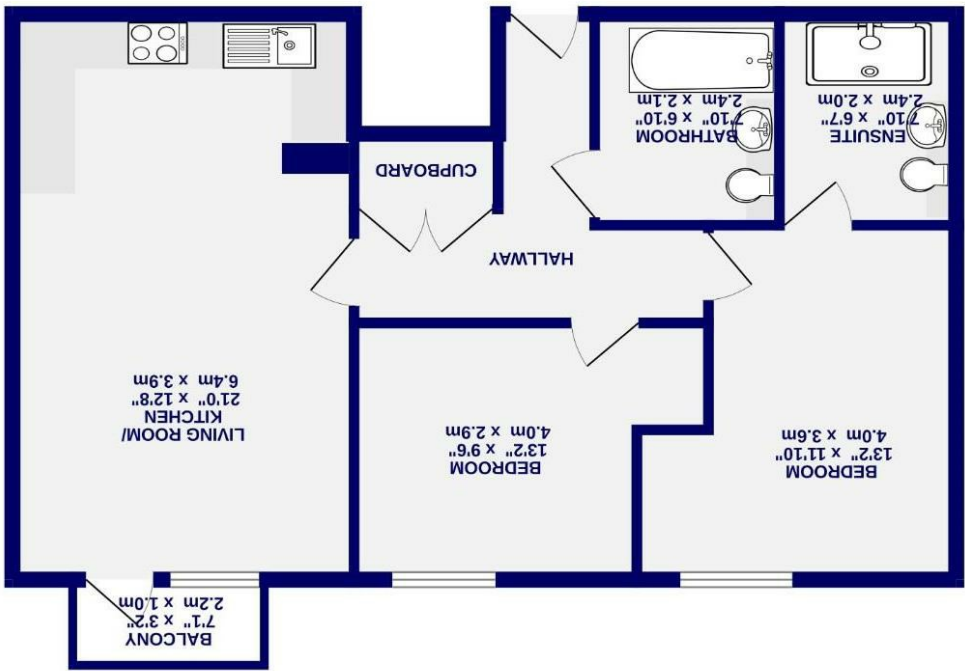


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Leetham House Leetham Lane, York YO1 7PE

- Stunning Apartment
 - Two Double Bedrooms
 - Two Bathrooms
 - Allocated Parking & Bike Store
 - Central Living
 - Popular Development
 - Lift Access
 - EPC C
- Leasehold
Council Tax Band - D



2ND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other items are approximate. It is included in the plan the quantities of the items and any illustrative pictures only and should be used as a guide only. The purchaser 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



Leetham House
Leetham Lane, York
YO1 7PE

£325,000

 2  2

A modern two-bedroom apartment, perfectly located in the heart of York's historic city centre. Ideal for professionals, couples, or investors, this home offers bright and stylish living spaces with all the convenience of city centre living.

The apartment comprises an entrance hall with a useful utility cupboard, leading into a light and airy open-plan kitchen and living area. The kitchen is fitted with contemporary wall and base units, integrated appliances, and space for dining, while the living area opens onto a balcony, providing a pleasant city outlook.

The first double bedroom benefits from an en-suite shower room, while the second double bedroom is well-proportioned and served by the modern family bathroom, complete with bath, shower, and fitted storage.

Additional features include one allocated parking space, a secure bike store, secure entry, and lift access. With York Minster, local shops, cafés, and the railway station all within easy reach, this apartment offers a stylish and convenient city lifestyle.

Leasehold
Length of lease- 180 years remaining
Ground rent - £300 per annum
Service Charge- £2,301.48 per annum

Council Tax Band- D

