



FOSS VIEW, HUNGATE, YORK, YO1

£325,000

2 BEDROOM DUPLEX STYLE APARTMENT

EPC Rating: B

LINLEY &
SIMPSON

This spacious two bedroom duplex style apartment benefits from two secure allocated parking spaces and is set within an impressive modern development close to the city centre. Perfectly placed to access to the railway station and all the attractions and amenities York has to offer there are also amenities close by including major supermarkets.

The accommodation is accessed through a first floor entrance hallway which has a staircase that leads up to the main living space on the second floor. To the front is a modern dining kitchen with tasteful wall and base units, built-in appliances and French doors that lead onto a well-proportioned balcony. The balcony overlooks the River Foss. To the rear is a spacious lounge with two Juliet balconies that look down towards an impressive communal courtyard. This floor also offers a separate W.C. and a useful storage space. To the top floor the apartment boasts a main bedroom with built-in wardrobes and an en-suite shower room with a large shower enclosure. There is then a further double bedroom and the accommodation is completed with a three piece bathroom. There is also gas central heating and double glazing throughout.

Outside the development is the delightful communal garden and the huge advantage of two secure allocated parking spaces placed underneath the development.

The property is connected to a mains gas supply, a mains electricity supply, with mains water supplied by Yorkshire Water. The broadband type available in the area is standard. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile. For details on any potential flooding risk to the development please check the government long term flood risk website.

This is a leasehold property. The lease is 199 years from 1/1/2007. The latest service charge was £3358 per annum. The latest ground rent is £275 per annum.

Please be aware the photos shown were taken before the current tenants moved in.

Entrance Hall

Entrance door and staircase leading to second floor.

Second Floor Landing

Access to a well-proportioned storage cupboard.

Separate W.C.

Sink and W.C.

Lounge

9'10" x 14'7" (3m x 4.45m) Two sets of French doors with Juliet style balconies.

Dining Kitchen

11' x 14'7" (3.35m x 4.45m) Wall and base units, work surfaces, sink, built-in appliances, window to front elevation and French doors leading to balcony.

Third Floor Landing

Bedroom 1

9'9" x 12'10" (2.97m x 3.9m) Windows to rear elevation and built-in storage.

En-Suite

Three piece shower room with shower enclosure, sink and W.C.

Bedroom 2

11' x 14'7" (3.35m x 4.45m) Windows to front elevation.

Exterior

Two allocated parking spaces and communal courtyard.

Material Information

Leasehold.

Council tax band E.

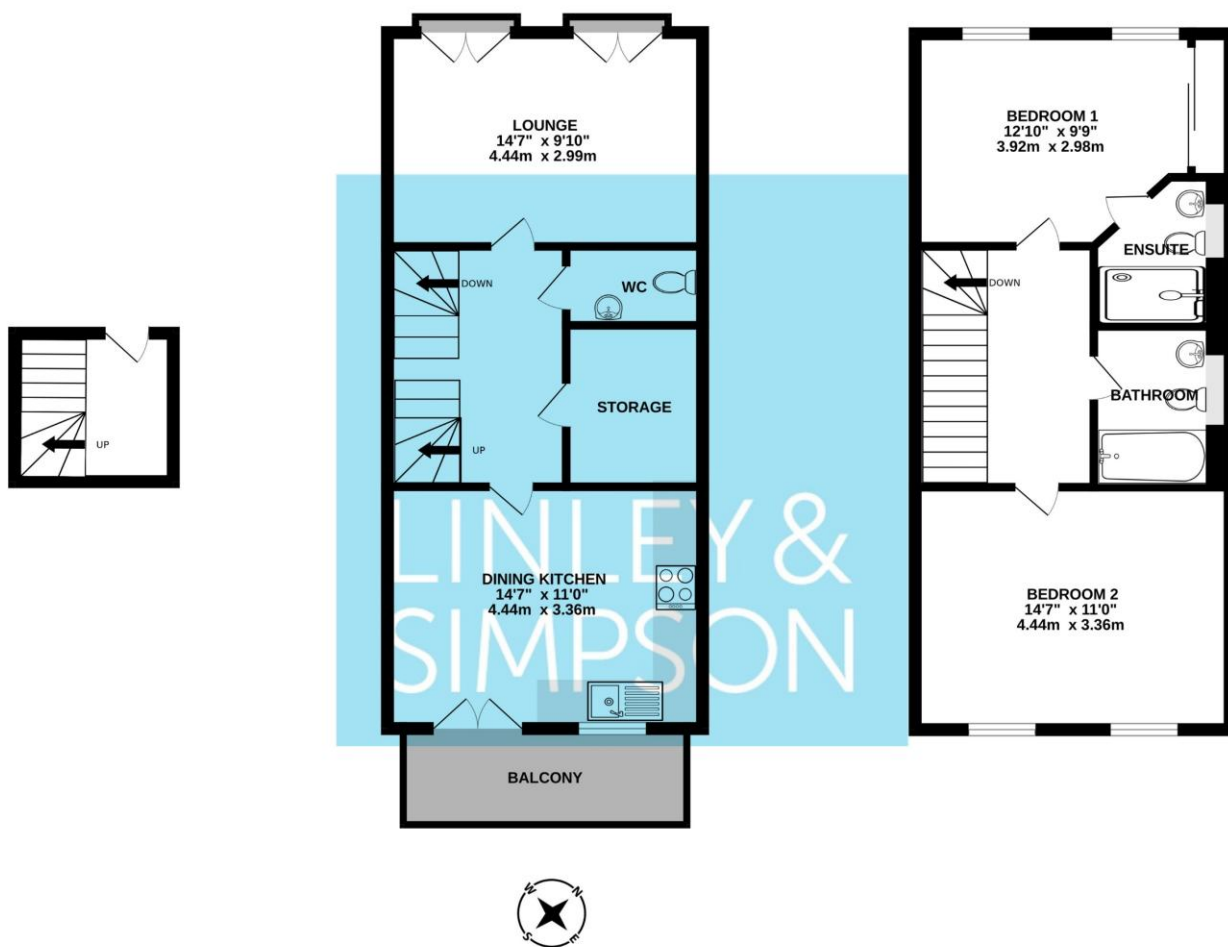


Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
49 sq.ft. (4.6 sq.m.) approx.

2ND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

3RD FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.