



GATE HOUSE, BOROUGHBRIDGE ROAD, YORK, YO26 6AA

£210,000

2 BEDROOM APARTMENT
EPC Rating: E

LINLEY &
SIMPSON

This spacious two bedroom top floor apartment offers a generous open plan living space which opens up onto a balcony and the additional benefits of a bathroom, an en-suite and outside an allocated parking space. Located to the west of the city on Boroughbridge Road, the property has good links with the city centre and an easy route towards the outer ring road. There are also additional amenities nearby.

The property would make an excellent home in a popular development but would also make a superb investment opportunity. For details on the current and long term potential income, please contact the office.

The property is reached through a secure communal hallway with a staircase leading up to the second floor. Once inside the internal accommodation begins with a generous entrance hall with a useful storage cupboard housing a hot water tank. The heart of the home is the open plan lounge/diner and fitted kitchen. The lounge has a set of French doors leading onto the balcony with views over Boroughbridge Road, whereas the kitchen has a range of wall and base units and built-in appliances. The apartment then continues with a main bedroom with a modern en-suite shower room. There is a smaller second bedroom which would also make an excellent space to work from home and finally a three piece bathroom. The property is also electric heating and double glazing throughout.

Outside the property there is the allocated parking space and visitor parking shared with the whole development. There is also a delightful lawned communal garden.

The property is connected to a mains electricity supply, with mains water supplied by Yorkshire Water. The broadband types available in the area are standard and ultrafast. 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.

This is a leasehold property. The lease is 125 years from 1/1/2004. The latest service charge was £1233.57 per annum, there is a rebuild cost assessment of £24 per annum, a terrorism policy charge of £33.15 per annum, buildings insurance of £254.59 per annum and the ground rent is £150 per annum.

Communal Entrance

Secure entrance door and stairs leading to second floor.

Entrance Hall

Entrance door, window to rear elevation and storage cupboard housing hot water tank.

Lounge/Diner

14'7" x 13'7" (4.45m x 4.14m) Windows to front elevations and French doors leading to balcony.

Kitchen

9' x 13'8" (2.74m x 4.17m) Wall and base units, work surfaces, sink, built-in appliances and window to side elevation.

Bedroom 1

14'4" x 9'9" (4.37m x 2.97m) Window to front elevation.

En-Suite

Three piece suite with shower cubicle, sink and W.C.

Bedroom 2

6'11" x 13'8" (2.1m x 4.17m) Window to rear elevation.

Bathroom

Three piece suite with bath, sink and W.C.

Exterior

Allocated parking space, visitor parking shared amongst all properties in development and communal gardens.

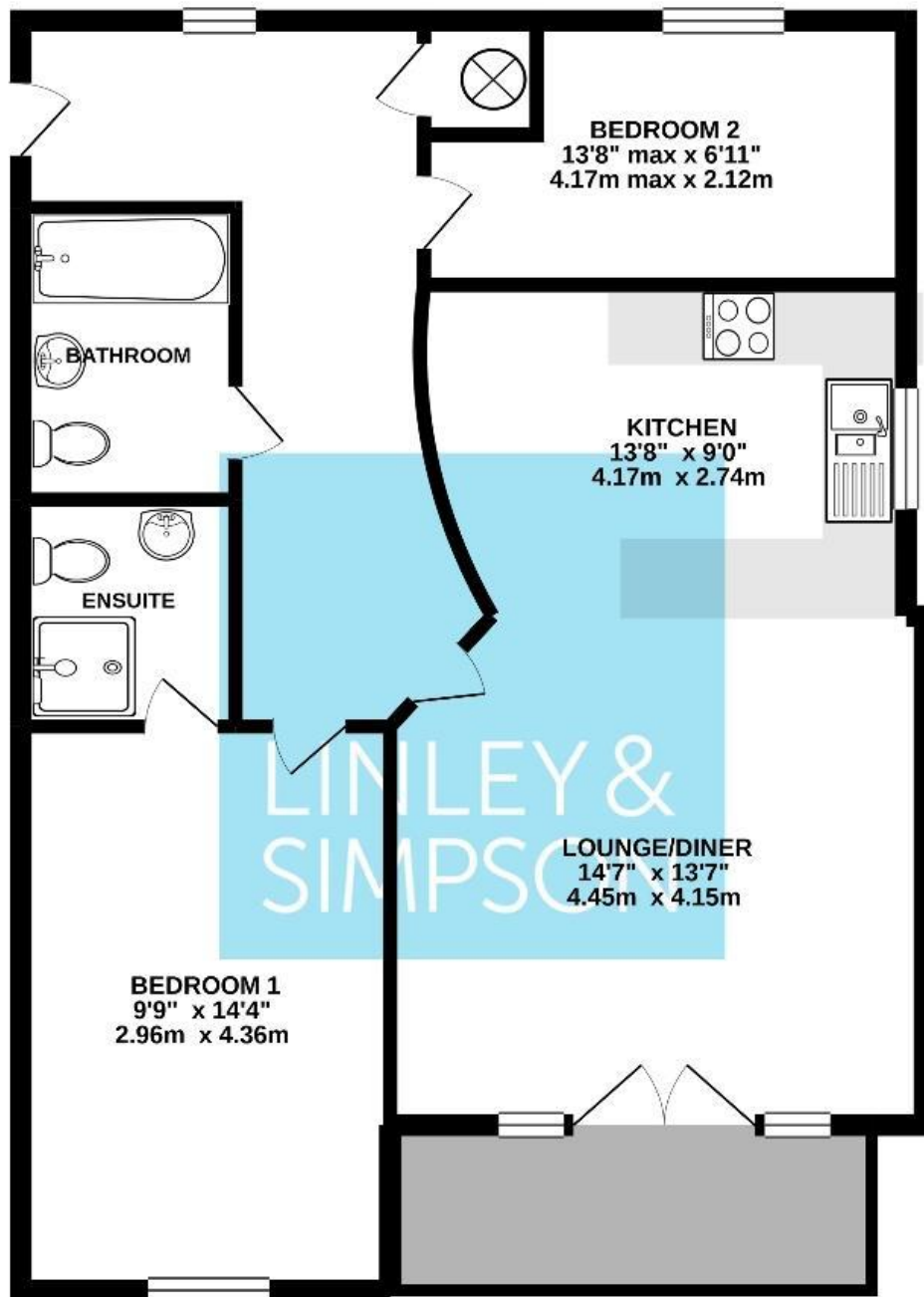
Material Information

Leasehold. Council tax band C.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

SECOND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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.