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THIEF LANE, HULL ROAD, YORK, YO10 3HX

£225,000

1 BEDROOM FIRST FLOOR APARTMENT
EPC Rating: D

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A fantastic one bedroom first floor apartment part of a small development of just four properties featuring a generous living space, which opens onto a south facing balcony. Placed on the corner of Thief Lane and Hull Road the delightful home really must be views to appreciate the accommodation on offer and has the additional benefit of an allocated parking space. Featuring good links with the city centre the property has many additional amenities close by. There is also a simple route heading out towards the A64.

The well-presented home is reached through a secure communal hallway shared with only one other property. Once inside the accommodation begins with a spacious lounge bathed in light from south facing French doors. The French doors open onto the wonderful balcony which overlooks trees and also boasts a useful storage cupboard. Back inside the lounge has access to a fitted breakfast kitchen featuring a range of wall and base units. The kitchen also has a breakfast bar and built-in appliances including an oven, hob, fridge, freezer and a washing machine. An inner hallway then leads to the rest of the accommodation and has a storage cupboard housing a hot water tank. There is a well-proportioned double bedroom with a south facing window and finally a three piece bathroom. There are the added advantages of electric heating and double glazing throughout with acoustic windows which were installed in either 2020 or 2021.

Outside the development is the allocated parking space and there is also a useful outside storage shed.

This is a leasehold property with a share of the freehold. The current owners are looking to extend the length of the lease before a sale would complete. Please contact the office for further information. There is no ground rent or service charges to be paid with any works shared amongst the four apartments within the development.

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

Communal Hallway

Secure entrance door with staircase leading to first floor.

Lounge

14'1" x 10'6" (4.3m x 3.2m) Entrance door, windows to front elevation, electric fire and French doors leading balcony with useful storage cupboard.

Breakfast Kitchen

14'1" x 6'1" (4.3m x 1.85m) Wall and base units, work surfaces, sink built-in oven, hob, extractor, washing machine, fridge, freezer, breakfast bar and window to rear elevation.

Inner Hall

Window to front elevation, loft access, electric panel heater and cupboard housing hot water tank.

Bedroom

Window to front elevation and electric panel heater.

Bathroom

Three piece suite with bath with shower over, sink, W.C., window to rear elevation and heated towel rail.

Exterior

Allocated parking space and storage cupboard.

Material Information

Leasehold with a share of the freehold.
Council tax band A.

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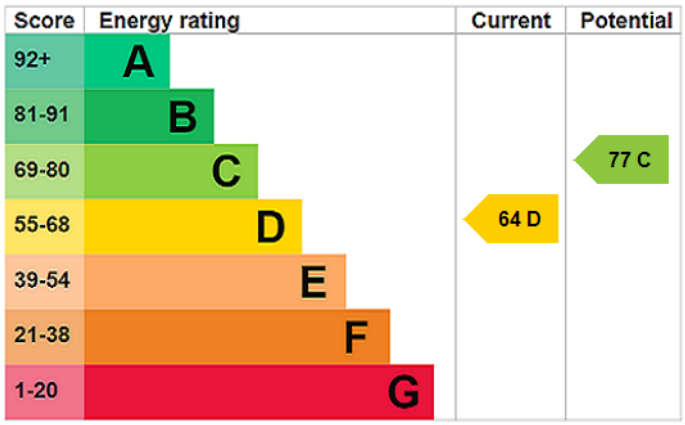




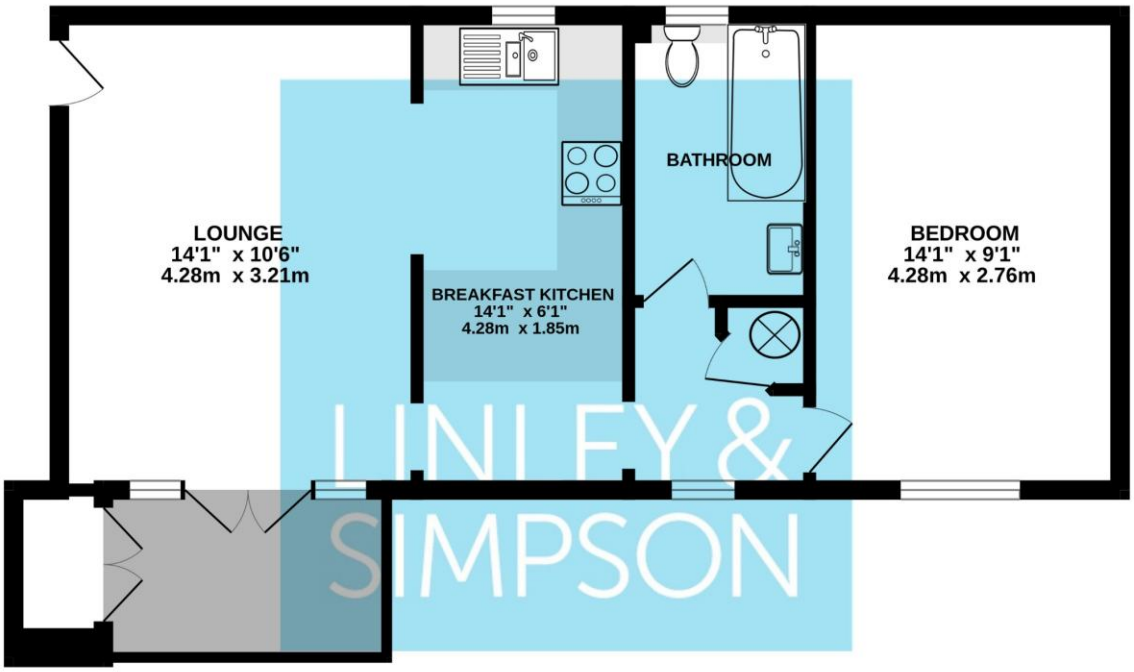








FIRST FLOOR
474 sq.ft. (44.0 sq.m.) approx.





TOTAL FLOOR AREA : 474 sq.ft. (44.0 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.