

BELLERBY COURT, HUNGATE, YORK YO1

from £287,000 leasehold

2 bedroom apartment for sale

LINLEY &
SIMPSON



- **Fabulous Ground Floor Apartment**
- **Help to Buy Available**
- **Finished to a High Standard**
- **Part of the Hungate Development**
- **City Centre Location**
- **Private Gated Terrace Area**

Located right in the heart of the historic centre of York, this impressive brand new ground floor two bedroom apartment is part of the hugely successful Hungate development. Over 90% of the current development is already sold and this could be one of the last opportunities to purchase one of these fantastic properties for the next 2 to 3 years. Available via the hugely popular HELP TO BUY scheme, the apartment could be secured for as little as £500 and only a 5% deposit.

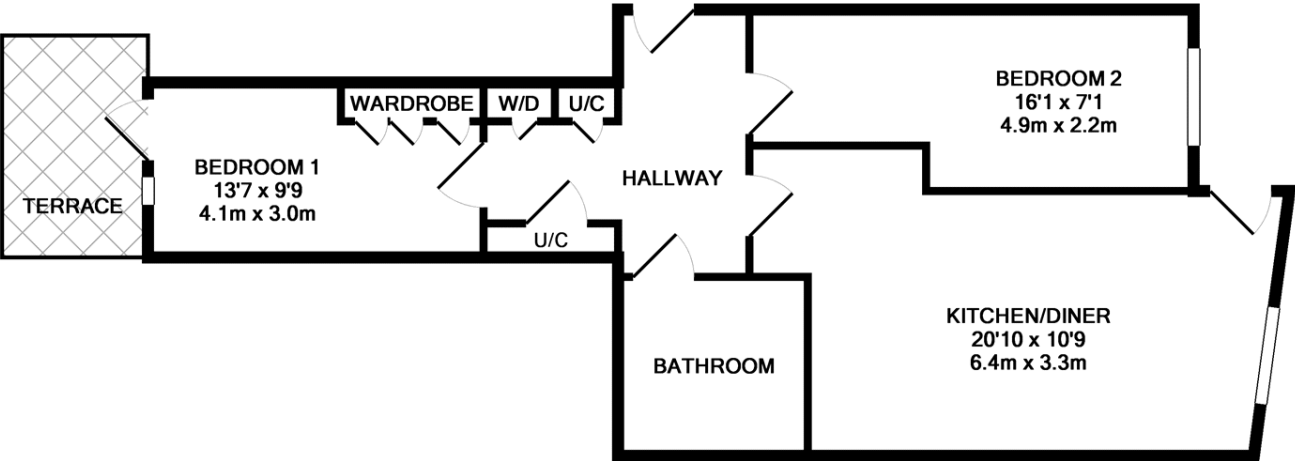
The property is finished to an incredibly high standard throughout and a viewing to the marketing suite is a must to appreciate the level of finish on offer. The internal accommodation is entered through a generous hall with a useful utility area. The heart of the wonderful home features a stunning open plan living space with ample lounge, dining and kitchen areas. The contemporary fitted kitchen has tasteful wall and base units and built-in appliances. The internal space is completed with the two bedrooms and a three piece family size bathroom with a white suite. There is a private gated terrace area within the larger communal courtyard and underfloor heating to all living rooms and bedrooms.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

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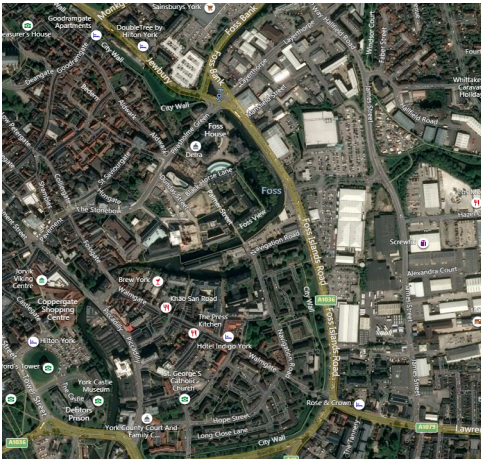
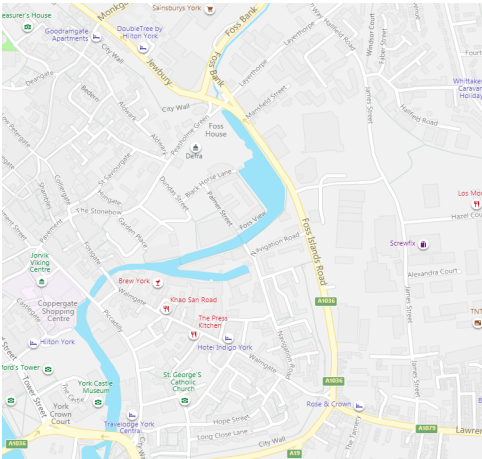
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TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Leasehold**
Lease Expires: **2206**
Ground Rent: **£259 Per Annum**
Service Charge: **£1406.95 Per Annum**
Local Authority: **City of York Council**
Council Tax:

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | 94 | 94 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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Saturday
9:00am to 1:00pm



Referral fees

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.