

HEWORTH MEWS, YORK YO31

£169,995 leasehold

2 bedroom apartment for sale

LINLEY &
SIMPSON



- **First Floor Apartment**
- **Allocated Parking Space**
- **Buy To Let**
- **Two Bedrooms**
- **Popular Location**
- **Potential Rent:£695PCM**

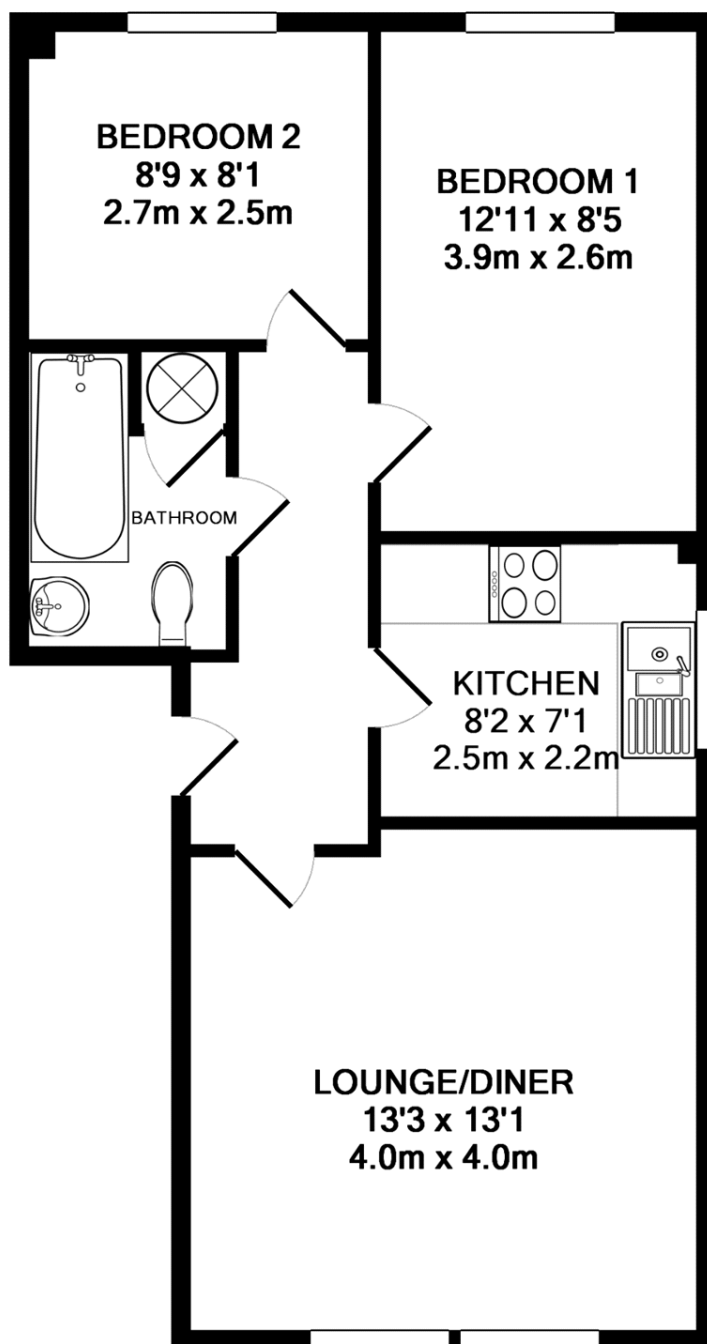
A lovely two bedroom first floor apartment offering well-proportioned living accommodation and a useful allocated parking space. Placed in a modern development just a short distance from the heart of the city centre, the property has many useful amenities nearby and easy access out towards both Monks Cross and Vanguard shopping parks.

The apartment is reached through a secure communal hallway with a staircase leading to the first floor. The internal accommodation begins with an entrance hallway. The main living space boasts a generous lounge/diner and a separate fitted kitchen with built-in appliances. The apartment continues with a master bedroom, a smaller second bedroom and finally a three piece bathroom with a shower over the bath. The property also has the huge advantages of electric heating and double glazing throughout.

Outside the development is the allocated parking space. A viewing is highly recommended to appreciate the accommodation and location on offer. Ideal as a first time purchase the property would also make a superb investment opportunity.

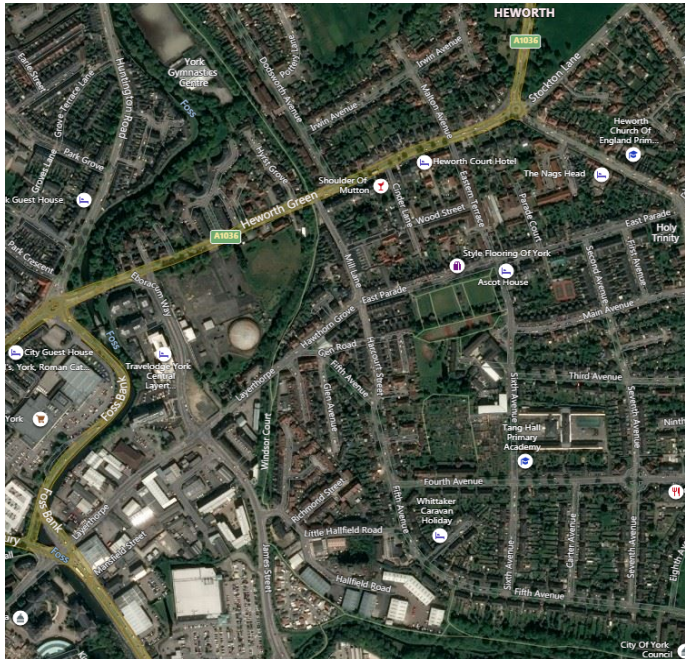
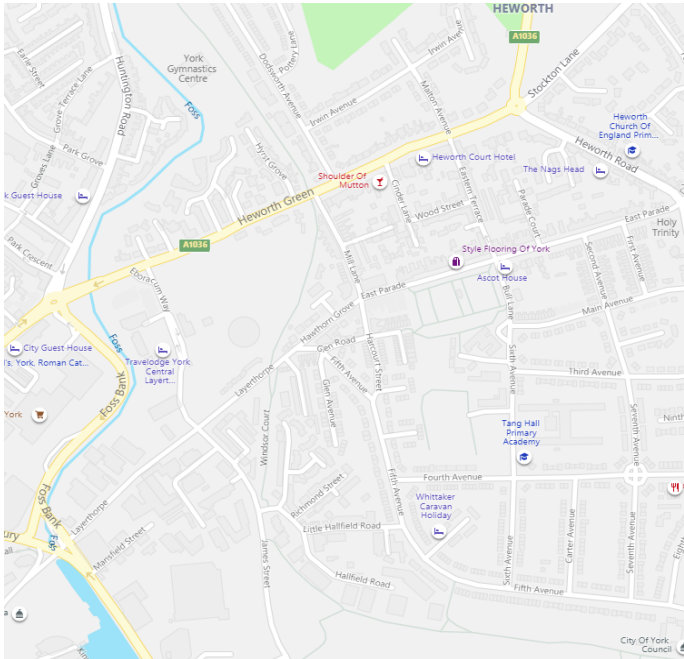
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details





TOTAL APPROX. FLOOR AREA 493 SQ.FT. (45.8 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Leasehold**
Lease Expires: **2081**
Ground Rent: **£150 Per Annum**
Service Charge: **£732 Per Annum**
Local Authority: **City of York Council**
Council Tax: **Band B - £1,236.97 per year (York 2018/19)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
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		
(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		
	71	72
England, Scotland & Wales	EU Directive 2002/91/EC	

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Monday - Thursday
8:30am to 6:00pm
Friday
8:30am to 5:00pm
Saturday
9:00am to 4:00pm



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