

KINGFISHER HOUSE, BRINKWORTH TERRACE, YORK YO10

£189,995 leasehold

2 bedroom apartment for sale

LINLEY &
SIMPSON



- **First Floor Apartment**
- **Generous Open Plan Living Area**
- **Close to City Centre**
- **Two Double Bedrooms**
- **Allocated Parking Space**
- **Bathroom and En-Suite**

This superb two bedroom apartment is located in a modern development just outside the city walls and offers generous open plan living. Ideal for accessing the city centre the property also has easy access to the railway station. There are also many amenities nearby.

The apartment is reached through a communal hallway with a staircase leading to the first floor. Once inside an entrance hallway leads down the main living space, an open plan lounge/diner and fitted kitchen. The lounge area has French doors with a Juliet style balcony where as the kitchen is modern and has wall and base units and a built-in oven and hob. The internal accommodation continues with a master bedroom with a built-in wardrobe and fantastic three piece en-suite shower room. There is the second bedroom, again with a built-in wardrobe and finally a three piece bathroom with a shower over the bath.

Outside the development are some fabulous lawned communal gardens and the allocated parking space. The apartment also has the advantages of electric heating and double glazing throughout. A viewing is recommended to appreciate the accommodation on offer.

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

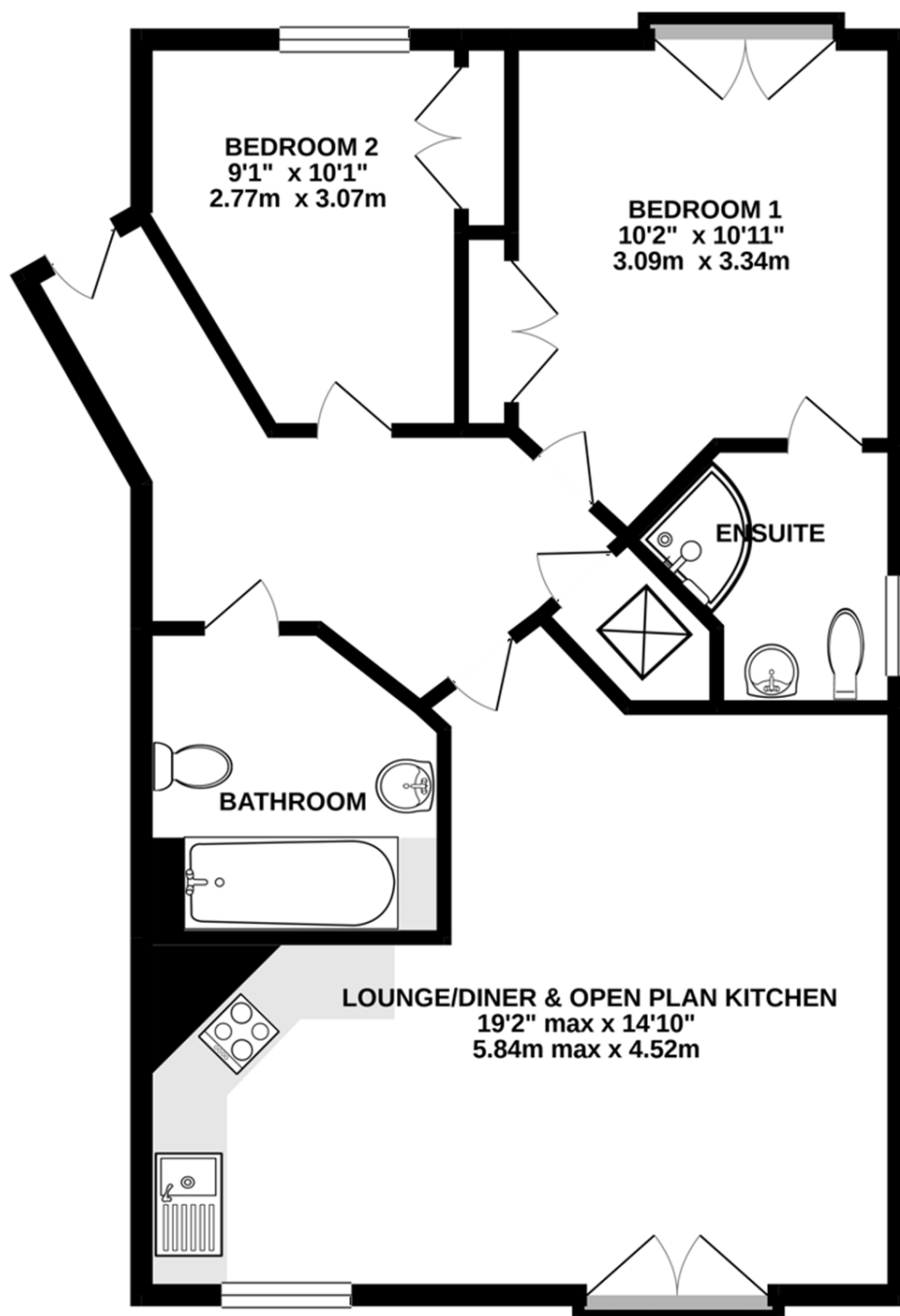
KINGFISHER HOUSE, BRINKWORTH TERRACE, YORK YO10

£189,995 leasehold

LINLEY &
SIMPSON



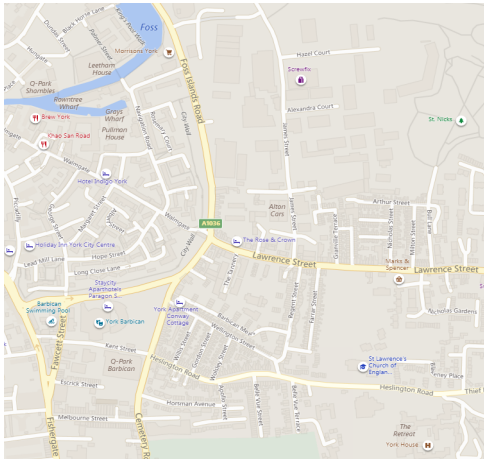
FIRST FLOOR
680 sq. ft. (63.2 sq. m.) approx.



TOTAL FLOOR AREA : 680 sq. ft. (63.2 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.
Made with Metropix ©2019

KINGFISHER HOUSE, BRINKWORTH TERRACE, YORK YO10
£189,995 leasehold



Tenure: **Leasehold**
Lease Expires: **01.10.2128**
Ground Rent: **£233 Per Annum**
Service Charge: **£1450 Per Annum**
Local Authority: **City of York Council**
Council Tax: **Band C - £1,473.15 per year (York 2019/20)**

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		
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

2 Low Ousegate
York YO1 9QU

tel: 01904 655222
email: york@coalters.com

www.linleyandsimpson.co.uk

Monday - Friday
9:00am to 5:00pm
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.