

## VICTORIA HOUSE, HUNTINGTON ROAD, YORK YO31

£135,000 leasehold

1 bedroom apartment for sale

LINLEY &  
SIMPSON



- **Ground Floor Apartment**
- **Lounge and Separate Fitted Kitchen**
- **Communal Courtyard**
- **One Double Bedroom**
- **Popular Location**
- **No Forward Chain**

A superb ground floor apartment set in a converted Victorian Town-House, located just a short distance from the city centre. The property has amenities nearby and also offers easy access away from the city towards the outer ring road. Vanguard and Monks Cross shopping parks are also within easy reach.

Internally the accommodation is accessed via a secure entry phone system and a communal hallway leads to the apartment. The internal accommodation begins with an entrance hallway with a storage cupboard. The main living space is an open plan lounge and kitchen. The kitchen has fitted units and a built-in oven and hob. The accommodation is completed with a double bedroom and a three piece shower room. To the exterior of the property is a delightful paved communal courtyard to the rear and on street permit parking is available to the front. Ideal as a first time purchase the property would also make a superb investment opportunity.

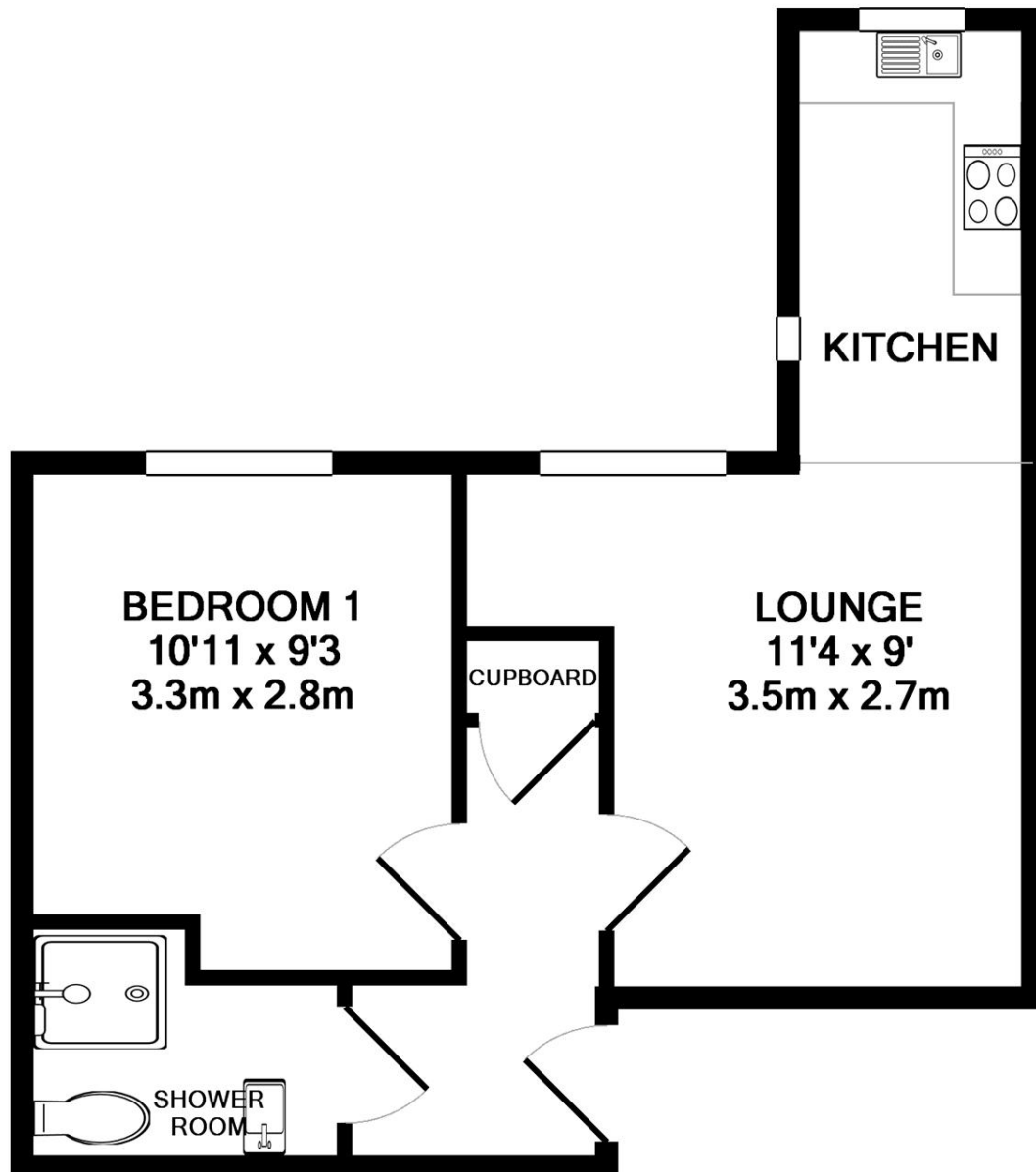
Prior to viewing the property either internally or externally please contact the office for further information.

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Call **01904 655222** to view this property, or visit **[linleyandsimpson.co.uk](http://linleyandsimpson.co.uk)** for more details

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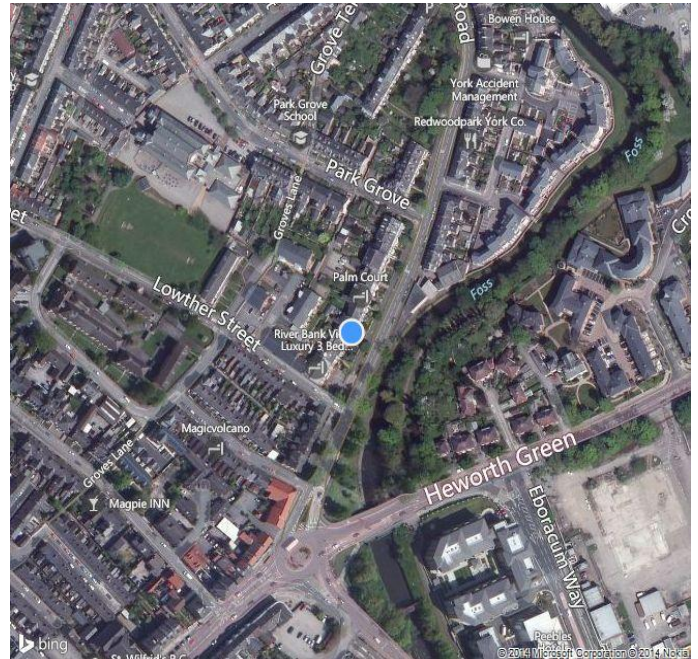
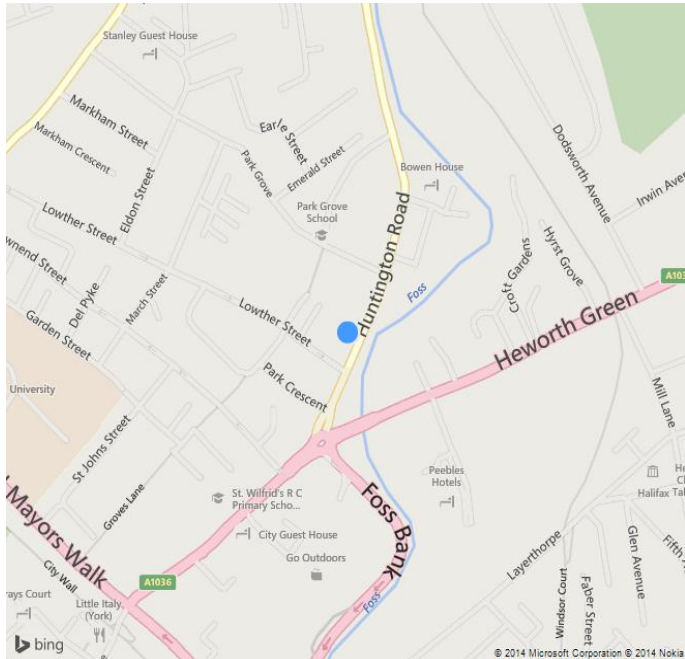




TOTAL APPROX. FLOOR AREA 31.1 SQ.M. (335 SQ.FT.)  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
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£135,000 leasehold



Tenure: **Leasehold**  
 Lease Expires: **2118**  
 Ground Rent: **£200 Per Annum**  
 Service Charge: **£900 Per Annum**  
 Local Authority: **City of York Council**  
 Council Tax: **Band A - £1,060.26 per year (York 2018/19)**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>                                               |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                | 75                      | 75        |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| 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

