



LEETHAM HOUSE, YORK
£299,950

Carter Jonas

POUND LANE, YORK, YO1 7PB

A SPACIOUS, SECOND-FLOOR 2-BEDROOM APARTMENT IN THE DEVELOPMENT OF HUNGATE, THAT COMES WITH SECURED UNDERGROUND PARKING.

This spacious two-bedroom apartment is located in York's prestigious Hungate development. The apartment boasts a high-spec finish that complements its contemporary design, creating a welcoming and homely atmosphere. Its central location ensures that the vibrant city life is just a stone's throw away, allowing you to immerse yourself in all that York has to offer.

Situated among a charming mix of townhouses and apartments, this property enjoys a picturesque setting on the banks of the River Foss, within a conservation area and the historic city walls. The apartment benefits from convenient lift access and well-maintained communal areas, enhancing the overall living experience.

Located on the second floor, the accommodation includes an inviting entrance hall, a utility room equipped with a washer-dryer, and an open-plan living kitchen complete with white goods. The balcony provides views into the courtyard, and the secured parking adds an extra layer of convenience. The apartment features two double bedrooms and two bathrooms, making it an ideal choice for comfortable and stylish living.

Material Information

- This property is connected to a mains electricity supply.
- The water and drainage are supplied by Yorkshire Water.
- - Tenure - Leasehold
- Lease length 199 years, commenced on 1st January 2007
- Service charge: Vendor advises it is £2,110.68 pa
- Ground rent: £300 pa
- Property management - Watsons
- Parking - 1 allocated space in underground garage
- Broadband Speed - please go to [checker.ofcom.org.uk /en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)
- Mobile coverage - please go to [checker.ofcom.org.uk /](https://checker.ofcom.org.uk/)

TENURE Leasehold

LOCAL AUTHORITY City of York Council

EPC BAND B







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Offices throughout the UK

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Classification L2 - Business Data

IMPORTANT INFORMATION

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 81 | 81 |
| (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 | |