



**LEETHAM HOUSE, POUND LANE, YORK**  
£250,000

**Carter Jonas**



# LEETHAM HOUSE, POUND LANE, YO1 7PB

A fabulous 2 bedroom apartment set in York's prestigious Hungate development.

The apartment will appeal to investors who want the certainty of immediate income, as the property is being sold with tenants in situ.

This light and bright apartment offers contemporary living with a high-spec finish and a homely feel. The central location allows you to enjoy all the city has to offer, being just a stone's throw from your doorstep.

The property is set amongst a mixture of townhouses and apartments on the banks of the River Foss, in a conservation area and within York's city walls. The apartment benefits from lift access along with a well-maintained communal area.

Accommodation comprises; an entrance hall, open plan living kitchen with white goods, family bathroom, two bedrooms with the principal bedroom containing walk-in dressing area.

The tenants are currently paying £1,200 p.c.m.

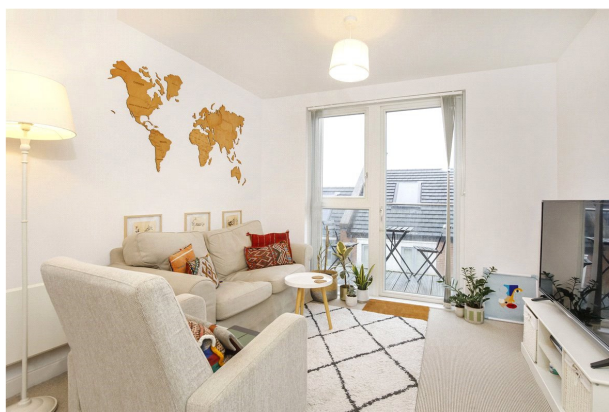
- Tenure - Leasehold
- Lease length 199 years from 2007
- Service charge: Vendor advises it is £2,000 pa
- Ground rent: £300 pa
- This property is connected to a mains electricity supply.
- The water and drainage are supplied by Yorkshire Water.
- Broadband Speed - please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile coverage - please go to <https://checker.ofcom.org.uk/>

**TENURE** Leasehold

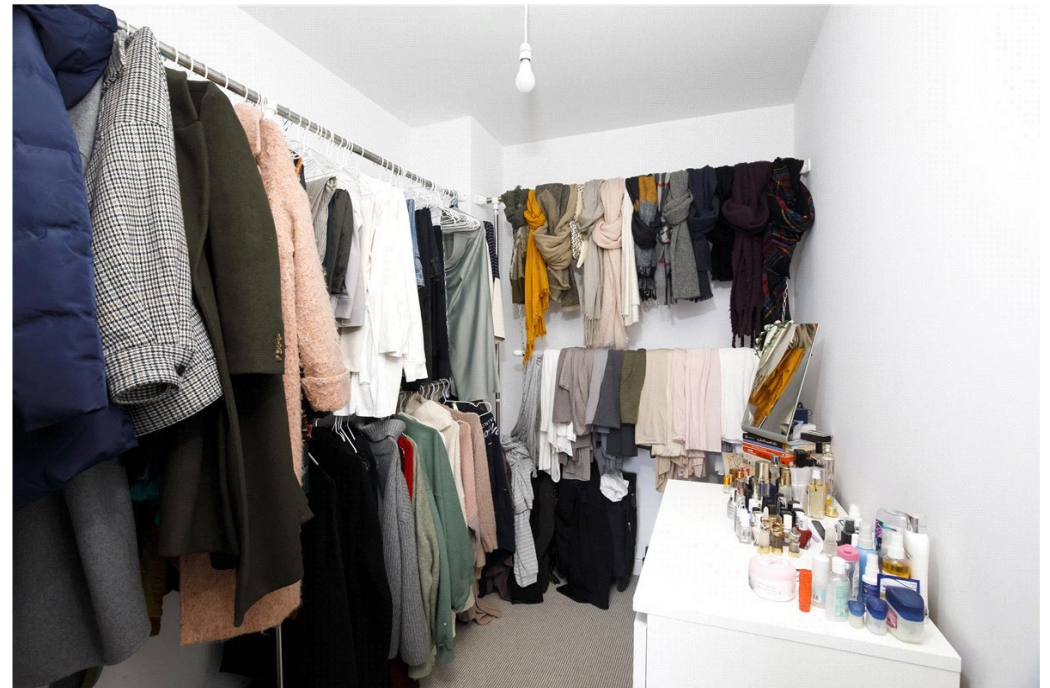
**LOCAL AUTHORITY** City of York Council

**EPC BAND** C

**A SUPERB 2 BEDROOM APARTMENT IN THE HEART OF THE CITY CENTRE. A BRIGHT AND CONTEMPORARY PROPERTY AND AN ALL-ROUND MUST VIEW!**





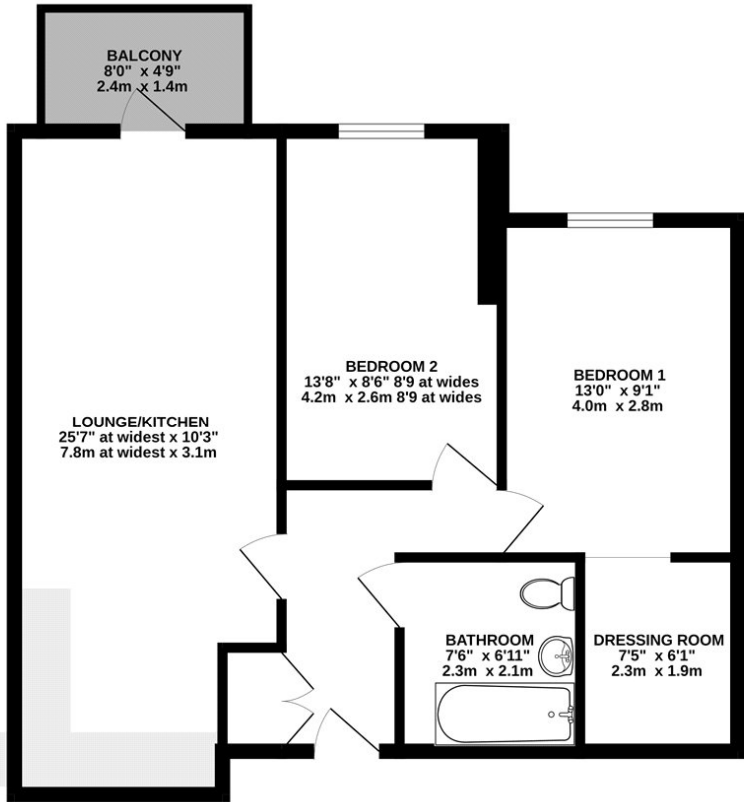


Classification L2 - Business Data



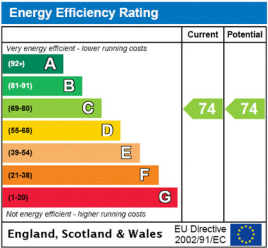


GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.

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**IMPORTANT INFORMATION**

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