



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!

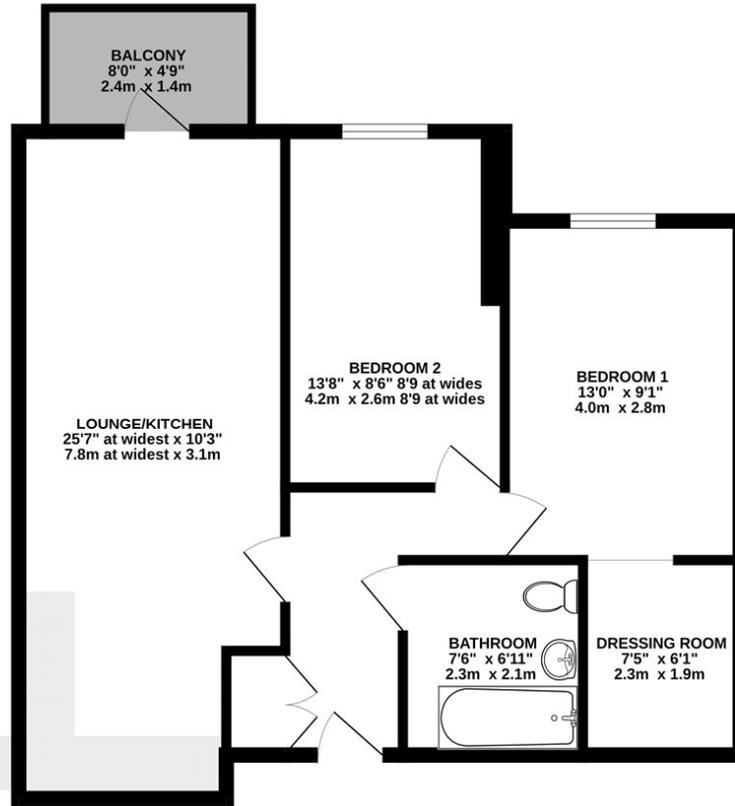




Classification L2 - Business Data



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



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

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	74
(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	

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