



**LEETHAM HOUSE, YORK**  
Offers Over £250,000

**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.

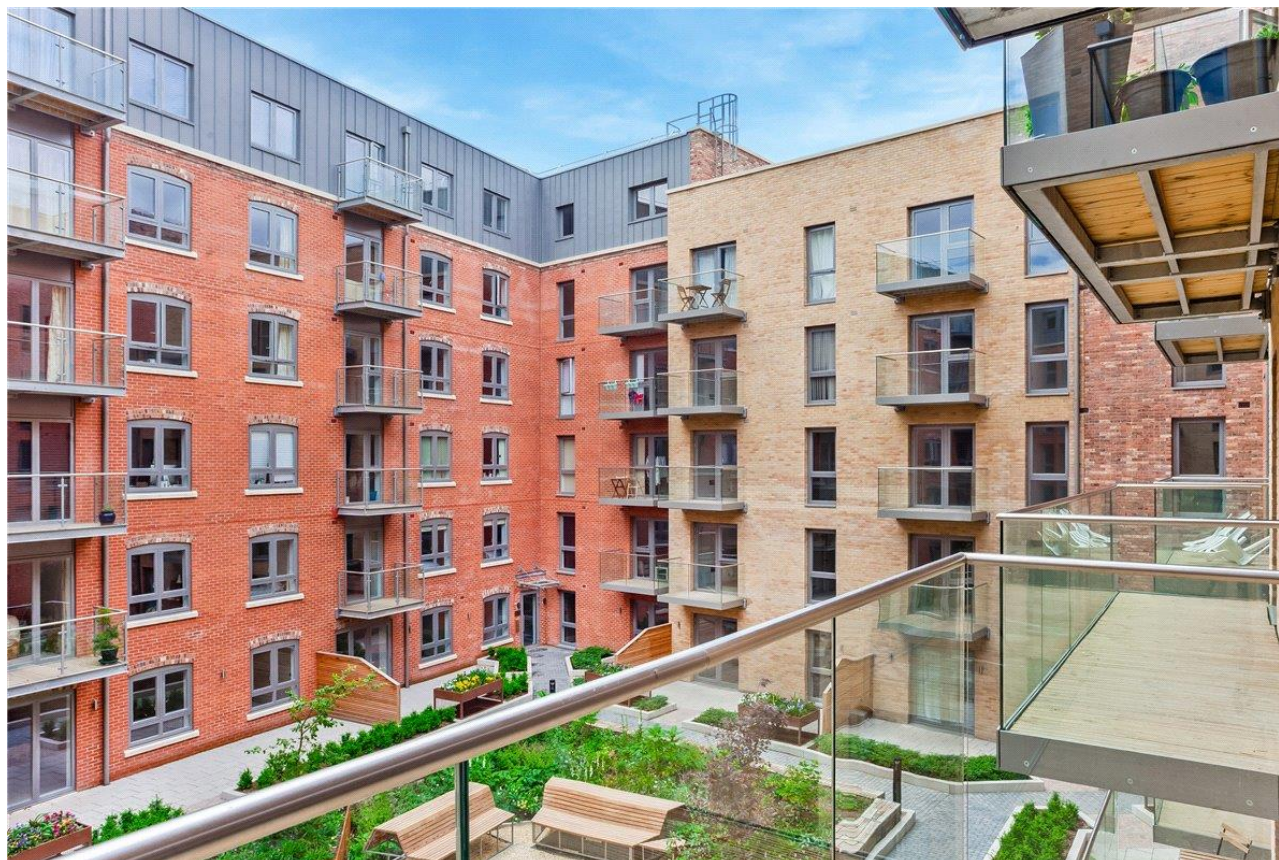
#### Material Information

- 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/)

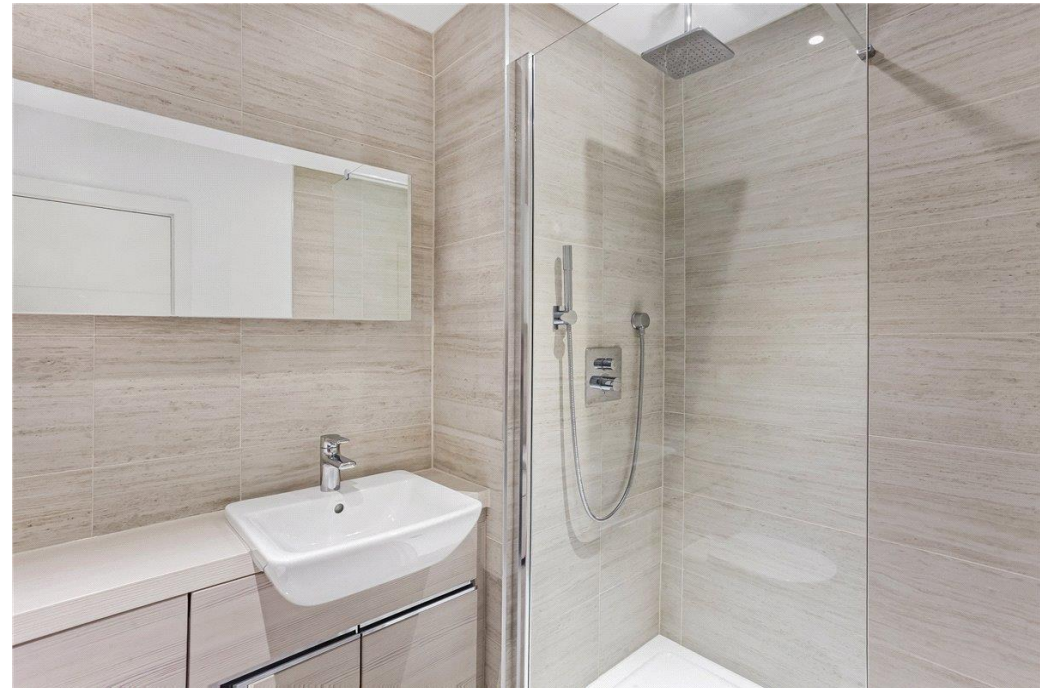
**TENURE** Leasehold

**LOCAL AUTHORITY** City of York Council

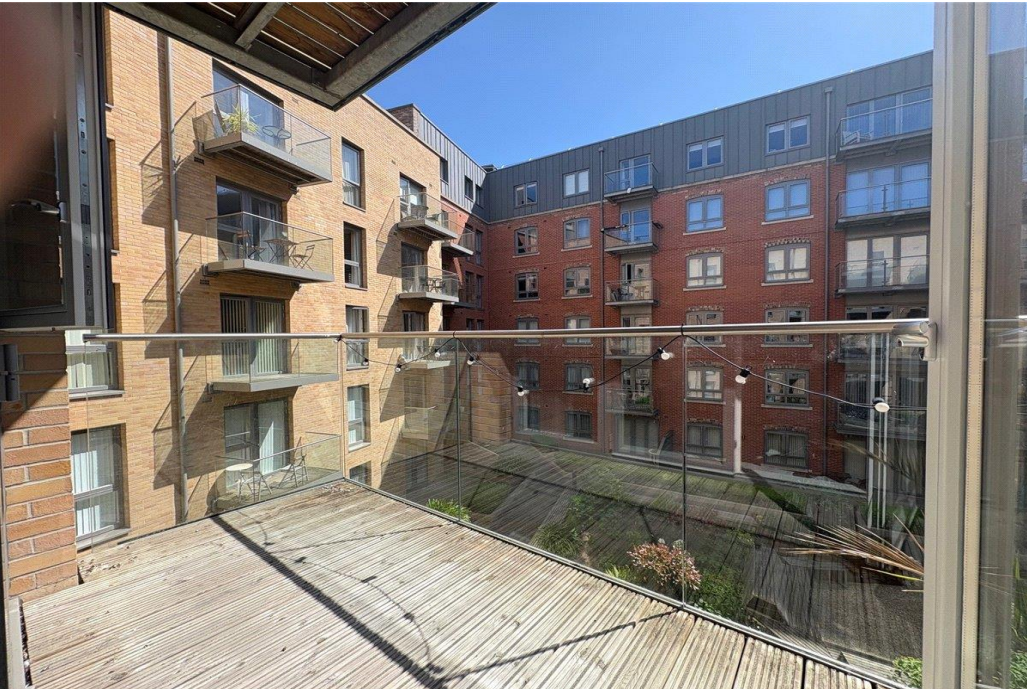
**EPC BAND** B



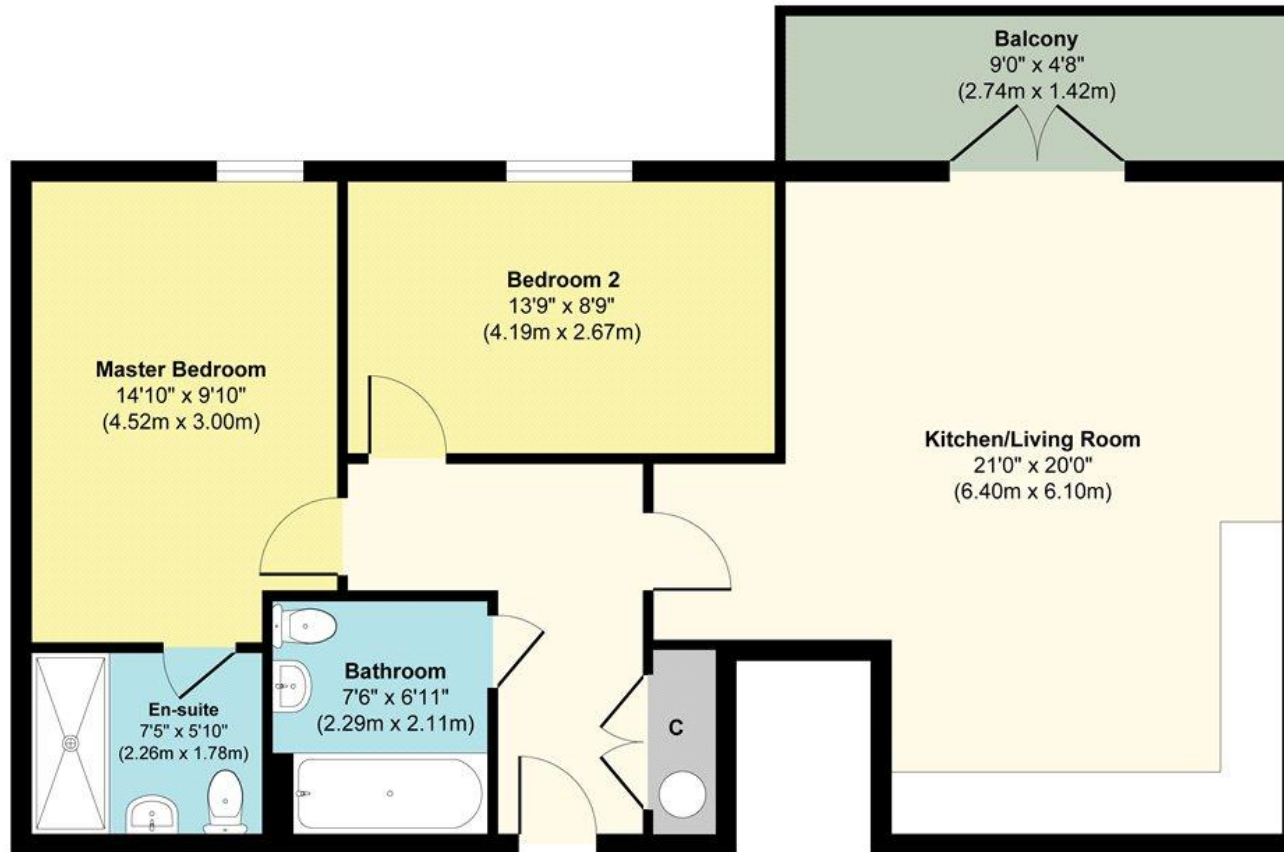








## Apartment 75 Core 2, Leetham House1, Pound Lane, York, North



Floor Plan

Approx. Gross Internal Floor Area 809 sq. ft / 75.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.