



6 Stephenson Court Leeman Road
York, YO26 6AU
Offers Around £165,000

A SECOND FLOOR 2 BEDROOM APARTMENT WITH ALLOCATED CAR PARKING SPACE set in a small modern development in this popular location close to the city centre. The property has the benefit of double glazing and electric heating and comprises communal hallway with entry phone system, entrance hall, large open plan living room, modern fitted kitchen, 2 bedrooms and bathroom/WC. IDEAL FOR INVESTMENT OR FIRST TIME PURCHASE.

Communal Hallway

Entrance door with security entry phone system, staircase leading to upper floors.

Entrance Hall

Entrance door, entry phone, night storage heater. Carpet. Doors to;

Living Area

21'3 x 16'6 max (6.48m x 5.03m max)
Two uPVC double glazed windows, night storage heater, TV point, power points. Carpet. Opening to;

Kitchen Area

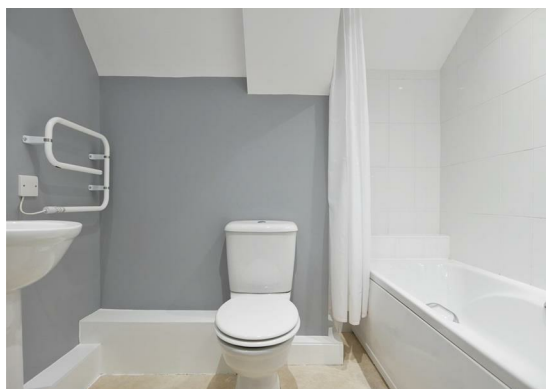
Modern fitted units comprising stainless steel sink unit with cupboards below, base units with cupboards and drawers, matching wall units, laminated work surfaces, built in electric oven and hob with extractor above, plumbing for automatic washing machine, power points. Vinyl floor covering.

Bedroom 1

10' x 10' (3.05m x 3.05m)
Double glazed window to front, electric heater, power points. Carpet.

Bedroom 2

7'9 x 7'6 (2.36m x 2.29m)
Double glazed velux window to front, electric heater, power points. Carpet.





Bathroom

7'6" x 6' (2.29m x 1.83m)

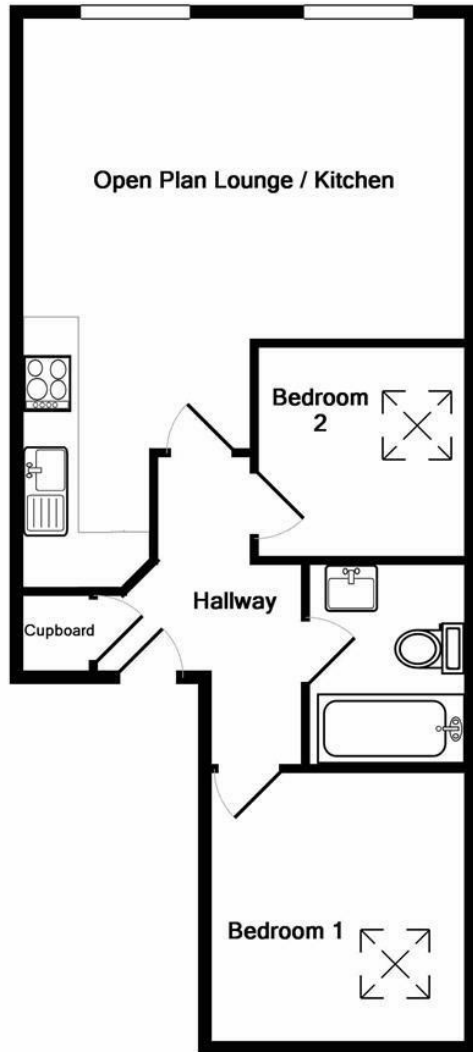
Three piece suite in white comprising panelled bath with mains operated shower above, pedestal wash hand basin, low level WC, towel rail/radiator.

Outside

Allocated car parking space.

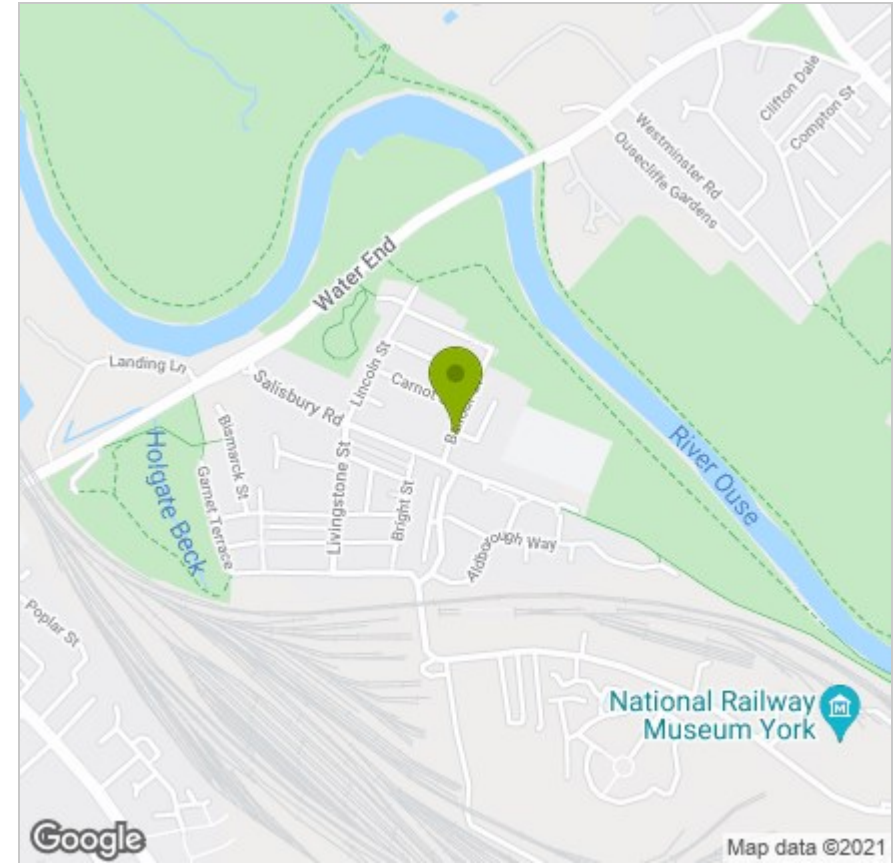


FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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