



YORK HOUSE, WAYSIDE CRESCENT

PRICES FROM £495,000



Luxury and bespoke development of six exquisite apartments.

Experience the epitome of luxury living with these six meticulously designed apartments, each boasting exceptional comfort and style throughout. The building is inclusive of a lift and dedicated parking spaces, providing both security and accessibility direct to your front door.

Leading through electric gates, enjoy the convenience of an allocated car parking space for each apartment, equipped with the ability to install an electric vehicle charging point and includes personal electricity points, there are also 4 visitor parking spaces to the front of the building.

Both ground floor apartments have the added benefit of private outdoor space and there is also a communal garden area for all residents to the rear.

As the new owner of one of these apartments, you are acquiring a 999 year leasehold however you also become a director of the freehold company giving you full control of the full building - there is a management company in place and you are invited to join the meetings if you wish too.

The service charge payable will be somewhere between £125 and £150 per month per apartment - maintenance of gardens / cleaning etc.



Tenure

Leasehold
999 years

Local Authority

North Yorkshire Council

Council Tax Band

TBC

EPC Rating

TBC



Description

The open plan living kitchen is spacious and bright with a high quality fitted kitchen with Corian worktops and stunning features such as bespoke coving. There is plenty of room for a dining area and then a spacious living area. 2 bedrooms one with en-suite and a house bathroom, separate *utility room, all providing spacious and well-proportioned accommodation throughout.

Each apartment can be tailored to your preference with the premium fit out pack that includes; luxury flooring, choice of carpet, flooring in bathrooms, heatmiser app heating control, media wall as per show apartment, upgraded kitchen appliances and washing drying machine in the utility. All apartments are complimented by an efficient gas underfloor heating system and Fohen kitchen taps (with boiling water functionality).

Priced from £495,000, this development truly offers the opportunity to experience luxury living at its finest, whilst also having the advantage of being located within close proximity to the town centre, an abundance of local amenities and well-regarded schooling.



Technical Specification

Worcester Bosch gas boiler; efficient underfloor heating with multi zones
 Electric heated towel rails to bathrooms
 Heatmiser Neo smart home heating control system
 Low energy lighting
 Induction hob with efficient extraction
 Bosch oven, integrated dishwasher and fridge freezer
 Frankie under-mounted sink with Fohen instant hot tap
 Corian work tops and up stands
 Duravit sanitary ware
 Duravit chrome taps and fittings
 Duravit thermostatically controlled dual head soaker showers
 Lapacida wall tiles in bathrooms
 Smart meter installation for easy monitoring
 Individual external parking box with plug sockets and EV charging option
 SmartHUB telephone and super fast broadband connection point
 Nickel chrome electrical sockets and switches
 Private patio ground floors and Juliet balcony on the first floors Acoustic double glazed windows
 Highly insulated new build
 Maintenance free building
 Purpose built with concrete floors and noise insulation
 Bespoke secure entry system with direct lift access to all apartments
 Secure electric gated apartments with fob access
 Smart CCTV covering the whole site including ESP intercom system
 10-year building warranty

Premium Furniture Pack

Bespoke decoration with choice of colours
 Media wall in sitting room replicating the show apartment (SA)
 All floor coverings; entrance hall and kitchen replicating SA / carpets as per SA / bathroom floors as per SA
 Upgrade to all kitchen appliances
 Upgraded App controlled heating
 Washing and Drying machine in the *utility room (penthouse large cupboard)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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