Asking Price £399,950

WESTGATE APARTMENTS, LEEMAN ROAD, YORK, YO26 4ZF

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We are delighted to offer this immaculately presented two bedroom apartment overlooking the river Ouse and within sight of the historic York Minster set in the impressive Westgate Apartment development. Westgate is a striking 7 storey building offering the best in contemporary living in the centre of York. A magnificent entrance lobby provides lift access to all floors, monitored by CCTV and a comprehensive concierge service. The apartment itself is stylish and spacious and with its own private balcony overlooking the river Ouse. Accommodation comprising entrance hallway, spacious open plan kitchen/diner leading to the living area with fully glazed floor to ceiling windows with French doors leading to the private balcony which extends across the front of both the living room and master bedroom. The larger than average master bedroom also benefits from an en-suite shower room, second double bedroom and impressive family bathroom.

**CONCIERGE ENTRANCE**
The seven story development has a dedicated concierge desk with internal services to apartment. The concierge is a five day a week service and has video entry and cctv system.

**ENTANCE HALL**
The spacious entrance hall gives access to all areas of the home and has an additional built in storage cupboard.

**OPEN PLAN LIVING/DINING AREA 21'1" x 15'7" (6.42 x 4.74)**
The modern and contemporary open plan living area gives fantastic views across the river ouse, with floor to ceiling windows and french doors leading to the balcony area.

**KITCHEN 12'1" x 8'6" (3.68 x 2.60)**
The fantastic open plan kitchen area is ideal for entertaining with, fitted wall and base units with work surfaces over, island with additional storage, sink, built in electric oven, extractor hood, washing machine, dishwasher, tiled walls, tiled floor, and integrated fridge freezer.

**MASTER BEDROOM 21'8" x 12'4" (6.60 x 3.76)**
With floor to ceiling windows and french doors leading to the balcony which extends from the living room entrance, telephone point, television point and storage heater.

**EN-SUITE SHOWER ROOM**
White three piece suite comprising hand basin, vanity unit, step in shower cubicle, low level WC, tiled walls, tiled floor, shaver point, extractor fan and heated towel rail.

**BEDROOM TWO 14'5" x 9'11" (4.40 x 3.02)**
Double glazed window to side, telephone point, television point and storage heater.

**BATHROOM**
The modern family bathroom comprises of tiled walls, tiled flooring, tiled bath, inset WC, floating sink, towel rail and built in storage cupboard.

**OUTSIDE**
Secure underground allocated parking space.
AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of it inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.

AGENTS NOTE: We are advised the property is leasehold with a TBC year lease commencing October TBC and there is a quartley service charge of £511.85p. A buyer is advised to confirm these details via their solicitor.

Additional Information

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home’s impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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