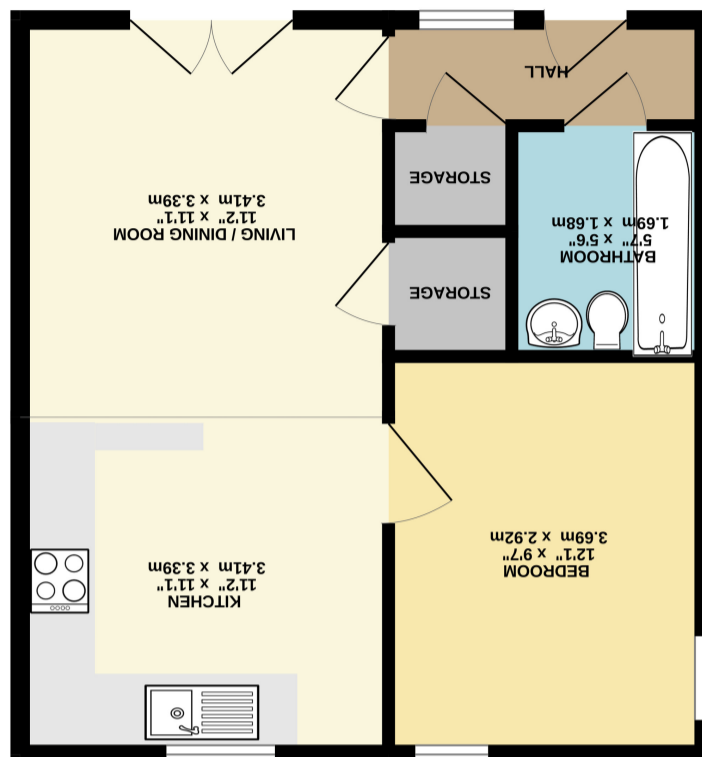


What every attempt has been made to ensure the accuracy of the figures of the floorplan. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes and should be used as a guide only. Made with AutoCAD 2020



FLOORPLAN
460 sq. ft. (42.7 sq.m.) approx.



Lodge Farm Gardens, Haxby Road YO31 8JS

A fantastic flat brought to market with the benefit of no onward chain! This wonderful well kept first floor apartment boasts spacious open plan living / dining area with a modern gloss kitchen including appliances, a large double bedroom, three piece bathroom and entrance hall with storage. The property has been a successful rental for many years and is currently achieving a yield of 6.4% (well above average for the area) yet would also be an ideal purchase for first time buyers or those wanting a city centre dwelling as the property comes with the option of all furniture, fixtures and fittings being included in the sale price if you wish.

Conveniently located within walking distance to York hospital and city centre, plus St Johns university and lots of local amenities close by, we feel this property will get snapped up and therefore early viewing is highly recommended.

Lease:

250 years from 2010

Management / Service Charge - £840 PA or £70 PCM INC Buildings

Insurance

Ground Rent - £445

Next Review is January 2039

- Close To City Centre
- First Floor Apartment
- One Double Bedroom
- Walking Distance to York Hospital
- Open Plan Living
- Modern Gloss Kitchen
- Local Amenities Nearby

From the York ring road A1237 take the Haxby Road turn off, heading into the City. Continue on this road until you see a "For Sale" sign on the right hand side of the road. This will take you to a car park where you can then access the property at the rear of the car park.

Haxby Road area of York is ideal for York St Johns University and the city centre. Local shopping facilities can be found in the area with further facilities in the city centre.

