

EMSLEY  MAVOR
ESTATE AGENTS

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LEETHAM HOUSE

Palmer Street
, York, YO1 7PD
£525,000



Palmer Street , York, YO1 7PD

STYLE – Stunning City Centre Apartment
HIGHLIGHTS - Hugely Impressive and Luxurious
Apartment in City Centre Location
THREE WORDS - Luxury City Living

Overview

Leetham House enjoys a superb setting situated in the heart of the city centre. This second-floor apartment is a stunning blend of contemporary and elegant style. This hugely impressive three bedroom apartment provides light and bright spacious accommodation and is perfect for those buyers looking for city living. The décor is tasteful with subtle grey tones and fresh white walls, with attention to detail and all the finishing touches any lucky buyer can simply move their furniture in and call it home!

Outside are communal gardens, one private car parking space in secure underground car park and secure bike store.

There is a security entry system to the communal hallway with staircase and lift.

Step inside

Walking through your entrance door you immediately sense the contemporary vibe that flows throughout. The hallway is spacious and has useful fitted cupboards. To the left is the showstopper, the open plan living kitchen. This super sociable space is bathed in natural light from the French doors and glazed windows with river views. There is plenty of room for a corner sofa and squishy chairs, we can imagine cosy nights in watching the latest BBC drama!

The kitchen is sleek with neutral coloured base and wall mounted cupboards and drawers which perfectly compliment the white granite worksurface. Fitted with all mod cons a keen cook requires, including Bosch oven and hob, microwave, dishwasher and fridge/freezer. The island is ideal for a quick bite and handy for chatting over a glass of wine while the chief cook rustles up supper for friends and





family! There is ample space for a dining table and chairs. There is a useful utility cupboard and free standing Bosch washer dryer.

The master bedroom is a generous size and with fitted wardrobes there is oodles of room for additional furniture. French doors open onto the balcony with lovely views. The ensuite is smart and perfect for the morning rush. There are two further double bedrooms and luxurious three piece bathroom.

Outside

The communal gardens have been meticulously maintained with seating areas and raised borders making it an idyllic area to spend on a summers evening.

Location

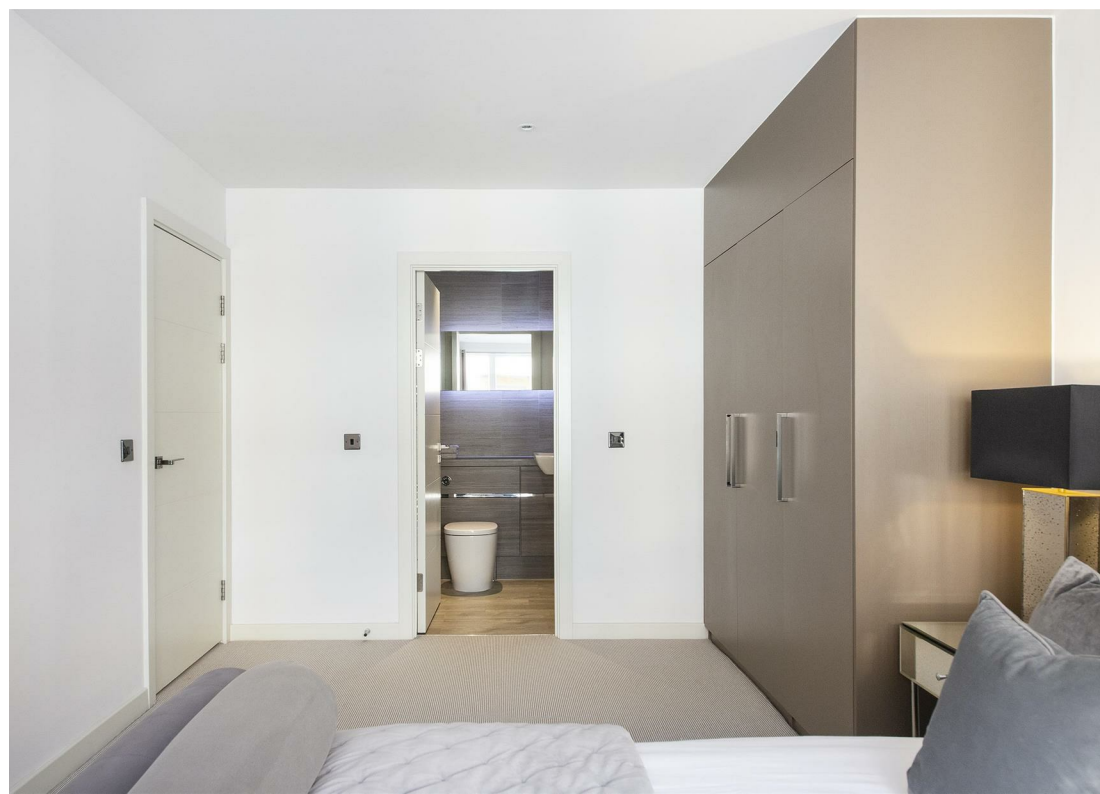
Leetham House is located within the city walls with all of Yorks amenities on the doorstep. The mainline railway station is within walking distance with some trains giving access to London King's Cross in under 1 hour 50 minutes. Access to the ring road for travel further afield is also close by.

Services

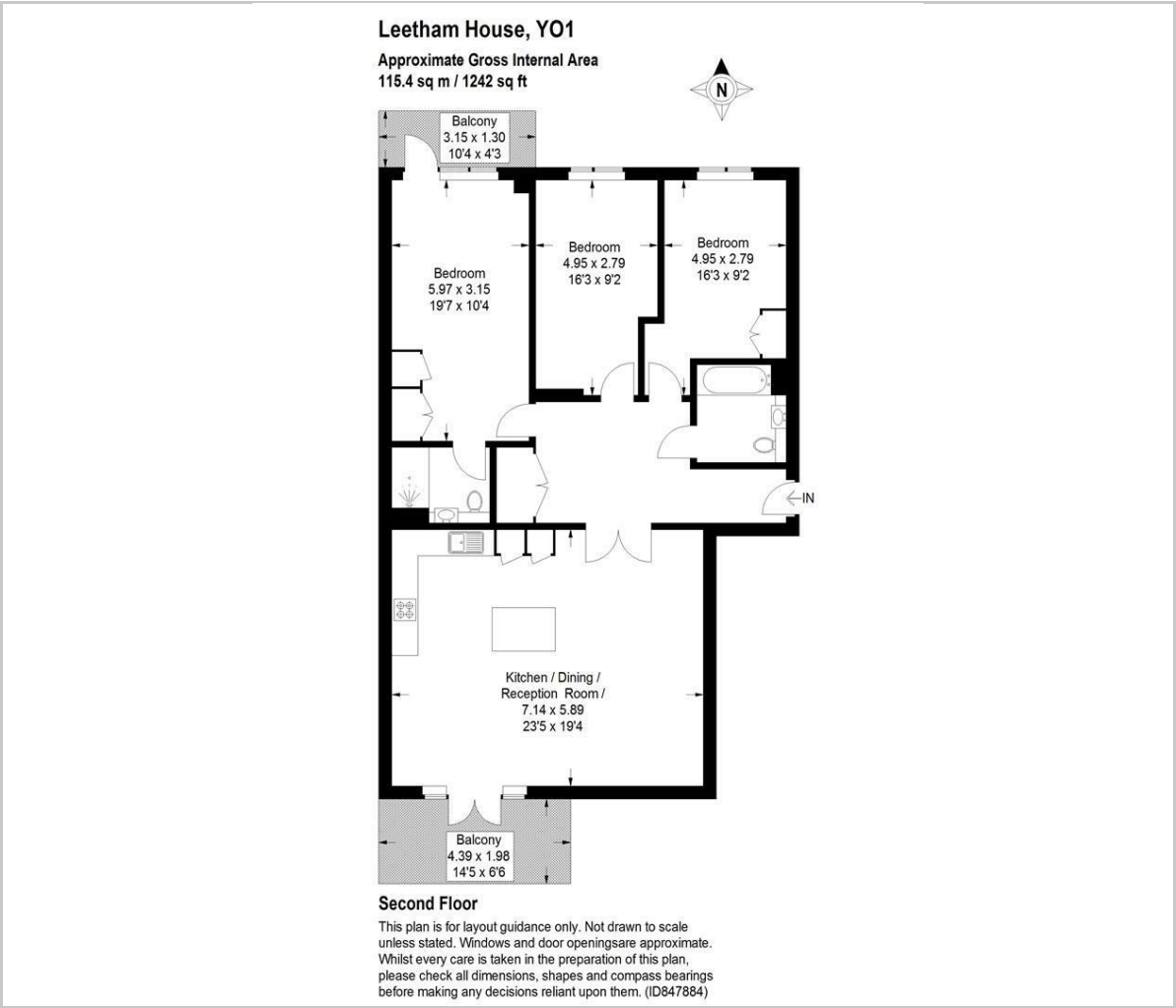
Nobo Electronic Panel Convector Heaters throughout, Equipped with Nuaire Heat Recovery Ventilation System (located in Utility cupboard) & UPVC Double Glazing

Agents Note

Service Charge: £602 a quarter which includes; Maintenance of communal areas, gardening in communal area, maintenance of underground car park, decoration of communal areas, maintenance of perimeter of building, window cleaning (external) balcony glass cleaning (external), maintenance of bin storage area, and building insurance is covered in service charge cost.



Floor Plan



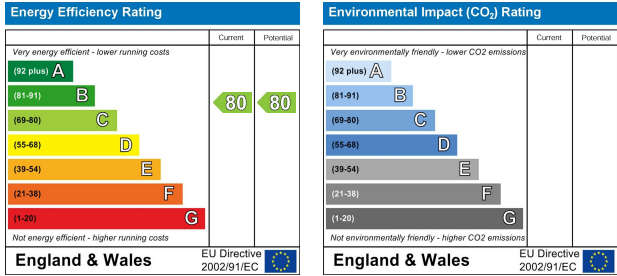
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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