



The Crossway, York, YO31

£165,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

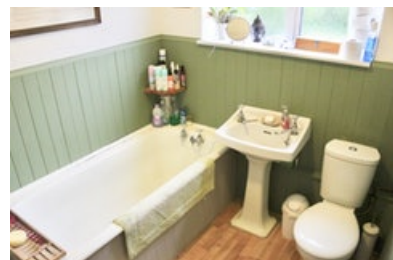
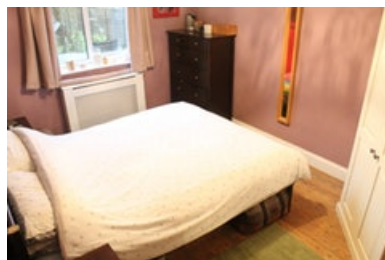
HouseSimple is proud to present this hidden gem two bedroomed, ground floor flat, off Muncastergate in a desirable part of York. Within 5 minutes drive of Monks Cross and Vanburgh Retail Park, the property is tucked away in a leafy quiet cul-de-sac with easy access to major rout

Key features:

- 2 Bedroom Ground Floor Flat
- Desirable Cul-de-sac Location
- Located Within A Sought After Area Of York
- Easy Access To Major Transport Links
- Close To Local Amenities
- Private Garden
- Allocated Parking
- Spacious & Well Presented Throughout
- Off Muncastergate

Extra info:

- **Property Age:** 95 years
- **Council Tax:** Band B (£129.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 70 years remaining
- **Ground Rent:** £25.00 per-annum
- **Maintenance Company:** 0



HouseSimple is proud to present this hidden gem two bedroomed, ground floor flat, off Muncastergate in a desirable part of York. Within 5 minutes drive of Monks Cross and Vanburgh Retail Park, the property is tucked away in a leafy quiet cul-de-sac with easy access to major routes and local transport links. The property has off-street parking for a couple of cars and an attractive private garden which has been created by the current owners.

The property boasts many original features including fireplace, stripped pine doors, picture rails, high ceilings, and a cast iron bathtub. Brass toggle light switches have been put in, in keeping with the age of the property.

The property is UPVC double glazed throughout and on entering through the beautiful composite front door, you are greeted by a spacious hallway with an integrated cupboard. The generous lounge is airy and bright with a bay window and feature gas cast iron stove, tv/internet point, and laminate wood flooring. The kitchen has a 1.5 bowl sink unit, matching cupboard and wall units with larder cupboards and plumbing for a washing machine. The kitchen has a stripped wooden floor.

There are two large double bedrooms and the partially wood-paneled bathroom had a new toilet fitted in September 2019 and features an original large cast iron bathtub. A new combi boiler was installed in August 2018. Early viewings are highly recommended to avoid disappointment.

Please be advised that there is only 70 years remaining on the lease.

Floor plan:



Total area: approx. 66.9 sq. metres (720.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

52, The Crossway, YORK, YO31 9LG

| | |
|---|---|
| Dwelling type: Ground-floor flat | Reference number: 2468-3079-7201-6161-8984 |
| Date of assessment: 26 September 2019 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 26 September 2019 | Total floor area: 76 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,406 |
| Over 3 years you could save | £ 855 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 183 over 3 years | £ 183 over 3 years | <div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 855 over 3 years</p> </div> |
| Heating | £ 1,983 over 3 years | £ 1,128 over 3 years | |
| Hot Water | £ 240 over 3 years | £ 240 over 3 years | |
| Totals | £ 2,406 | £ 1,551 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| <p>Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; color: white; text-align: center;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p> | (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">54</td> <td style="font-size: 2em; font-weight: bold;">76</td> </tr> </table> | Current | Potential | 54 | 76 | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> |
|---|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|--|---------|-----------|----|----|--|
| (92 plus) A | | | | | | | | | | | | | |
| (81-91) B | | | | | | | | | | | | | |
| (69-80) C | | | | | | | | | | | | | |
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| 54 | 76 | | | | | | | | | | | | |

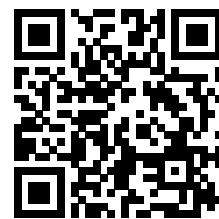
| Top actions you can take to save money and make your home more efficient | | |
|--|------------------|------------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years |
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 582 |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 273 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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