



WISHART
ESTATE AGENTS

39 Morrill Close
York
YO31 9DY

£145,000

- First floor flat
- Ideal for First Time Buyers
- Lounge, kitchen, double bedroom & bathroom
- Masses of storage
- Open views
- Communal gardens & parking
- Bike & mobility scooter storage
- Close to local amenities



Situated in a popular, tree lined residential area, just a short distance from Monks Cross and Vanguard Retail Park, this spacious, one bedroom, first floor flat is tucked away at the bottom of the cul de sac, with open views to the rear and delightful communal gardens to the front.

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Situated within attractive, mature communal gardens, and accessed through the front and rear entrance doors into a communal hallway, the property is approached via a flight of stairs to the first floor landing.

Upon entering the flat, the hallway provides masses of storage, with three large cupboards and a hatch to the loft space which is partially boarded for storage, with fitted battery lighting and a ladder. Two of the cupboards are walk-in, with the first benefitting from power and shelving and is so spacious that it is currently used as a work space with a desk and seat. The next also benefits from power and currently houses the Valliant gas central heating boiler and a tumble dryer, whilst still leaving laundry and storage space. The third cupboard features shelving and provides ample space for household storage.

The bathroom has been recently re decorated and is fitted with a white, three piece suite comprising; a panelled bath with shower over, pedestal hand basin and low level WC. Modern, white tiling is situated to the bath and above the hand basin and the floor is

fitted with a dark, practical vinyl. An opaque window is situated above the hand basin, providing light and ventilation.

The bedroom has been recently re decorated and is located to the rear of the property with a window providing views across the communal patios and open fields. Ample space is provided for a double bed and a range of furniture.

The lounge is a welcoming and cosy room, featuring the same oak effect laminate which runs through the majority of the flat, and a large window overlooking the front aspect and communal gardens. A fireplace with an oak effect surround and a coal effect electric fire stands as a central feature to the room and ample space is provided for a range of reception furniture.

The kitchen is fitted with a range of cream and oak effect wall and base units with granite effect work surfaces over. An electric oven and gas hob are fitted integrally and space is provided for several under counter appliances, including a washing machine. A stainless steel sink unit and drainer are situated beneath a window overlooking the front aspect and communal gardens. Monochrome tiling is fitted above the work surfaces and a granite effect vinyl is fitted to the floor.

Externally, the property benefits from communal gardens to the front and rear, with a range of mature plants, trees and shrubs to the front, creating a pleasant seating area. To the rear, the low maintenance communal patio provides practical space for drying clothes and bin storage and enjoys open views across the nearby fields. Brick built stores

provide secure bike and mobility scooter storage and there are ample parking spaces within the cul de sac for the property to use.

As well as the nearby retail parks, the property also benefits from being a short distance from the new community stadium and leisure complex. There is also a regular bus route to and from the city centre.

LEASE DETAILS:

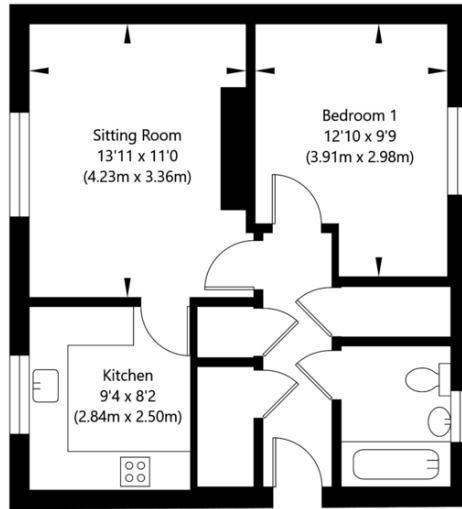
The remaining lease is for 120 years

Ground rent is charged annually at £10.

The annual service charge for 2020/21 was charged at £298.61 The leasehold advisory service can be found at www.lease-advice.org

(This is government funded, independent advice for residential leaseholders and park home residents.)





First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 502 SQ FT / 46.68 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 502 SQ FT / 46.68 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

A

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Travelling on the York outer ring road (A1237) at the roundabout take the exit for York (A1036) and Monks Cross park & ride and continue on Malton Road, passing the Toby Carvery, and at the next roundabout take the second exit continuing on Malton Road. Continue through the traffic lights and take the next right hand turn onto Elmfield Avenue, next to the Wilco Motosave garage. At the end of the road turn right onto Monkton Road and your next right onto Barfield Road. Take your next left into Morritt Close and the property can be found within the right hand side cul de sac.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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