



## 2 bed ground floor flat to buy in

Esk Drive, Poppleton Park, York, North Yorkshire, YO26 6RP

**£115,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

 EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A ground floor, two bedroomed, two bathroom apartment with allocated parking priced under market value for a quick sale at auction.

The property does require a programme of modernisation following an historic leak. The property will be cleaned by a biohazard qualified cleaner, but the kitchen in particular is in poor condition and will need replacing.

A new combi-boiler was installed 4 years ago.

A great investment opportunity.

### LOCATION

Ings Court, Esk Drive forms part of a modern development situated just off the outer ring road (A1237) at Nether Poppleton, 3.5 miles west of York city centre. The development particularly appeals to those looking for great commuting access to city centre, Leeds, Harrogate and further afield, with nearby amenities at the Clifton Moor Retail Park.

### DIRECTIONS

From the outer ring road (A1237) at the roundabout with the A59 follow the outer ring road in a northerly direction. At the next roundabout take the third exit into Millfield Lane. Take the first left hand turning into Kyle Way and proceed to the T-Junction, turning left into Calder Avenue and left again into Esk Drive where Ings Court can be found facing onto Foss Walk.

### LEASE DETAILS

At the time of the listing the below were reported by the vendor as current: Lease Term: 1st January 2004 and they are 150 year leases Ground Rent: £100pa Service Charge/ Maintenance Fee: £1,047.48 Management Company: Smiths Property Management Freeholder: Mr Jason Aldgate No holiday lets. No Airbnbs. No pets or visiting animals are allowed without consent from the Freeholder.

## COUNCIL TAX

City of York Council Tax Band C - £2017.69 for 2026/2027

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 150 years from 2004

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £1,047.00

Price: Starting Bid £115,000

Property Type: Ground floor flat

Parking: Allocated, Visitor

Year built: 2005

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

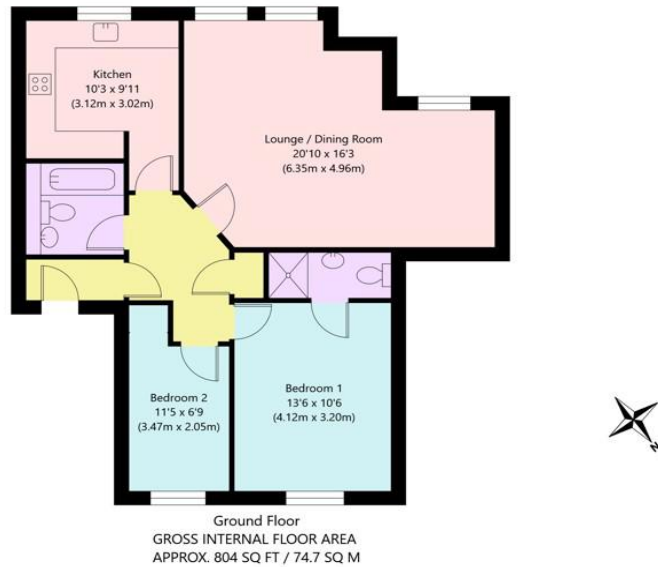
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 787 SQ FT / 73.12 SQ M  
 Copied from existing plan and accuracy cannot be guaranteed  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Esk Drive, Poppleton Park, York, North Yorkshire, YO26 6RP

Contact your local branch today for more information on this property:

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