



1 bed studio flat to buy in YO10

Peel Close, Heslington, York, North
Yorkshire, YO10 5EN

£120,000 Starting Bid

 x1  x1

Tenure

Leasehold

Property features

 EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Intermittent**

Description

Small but perfectly formed, this ground floor studio apartment is located in the popular village of Heslington with its local amenities, close to the University and perfect for commuting into the city or out on the A19/A64.

The property is entered via a private entrance and once inside, the vestibule has two useful storage cupboards. The bathroom is a good size and has a walk-in shower, basin and WC.

There is also an airing cupboard, handy for towels and linen storage. The kitchen has electric cooking facilities, space for a washing machine and fridge freezer, base and wall units and a stainless steel sink and drainer.

The living / sleeping area with newly installed electric heater is located overlooking front of the development with views over the very pleasant, green communal areas. There is space for a bed, seating and table & chairs. There is also a good size wardrobe.

Externally, there is a brick built personal storage shed / bike store.

There is a communal laundry available to all residents and ample permit parking in two parking areas, all available on a first come, first served basis.

The property is available with no forward chain and most of the furniture and white goods are

also available if required.

LOCATION

Situated in the pretty village of Heslington, the location is very accessible. Access into the city via public transport is good, and local amenities include two public houses, Fulford Golf Club, Post Office and a store called Browns which sells freshly made sandwiches, cakes and general groceries. There are lots of green spaces and for shopping The McArthur Glen shopping outlet is a short drive away. Access to the villages south of York via the A19 is also excellent.

DIRECTIONS

Leaving York in a southerly direction along Fulford Rd (A19), past Fulford Police Station and continue through the traffic lights at Broadway. Continue past the Church and take a left onto Heslington Lane. At the mini roundabout at the bottom turn right, continuing past Fulford Golf Club on the right, and the University Sports Centre on the left. Go over the zebra crossing and turn first right onto Holmefield Lane and left into Peel Close, where No14 is located on your left hand side.

COUNCIL TAX

City of York Council Tax Band A - £1513.28 for 2026/2027

LEASE DETAILS

999 Years from 1 December 1982

The service charges are £45pcm for West Heslington Properties Ltd (buildings) and £39pcm for Holmefield Properties Ltd (estate). There are no ground rent charges

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 955

Annual Service Charge Amount: £1,008.00

Price: Starting Bid £120,000

Property Type: Studio flat

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

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: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

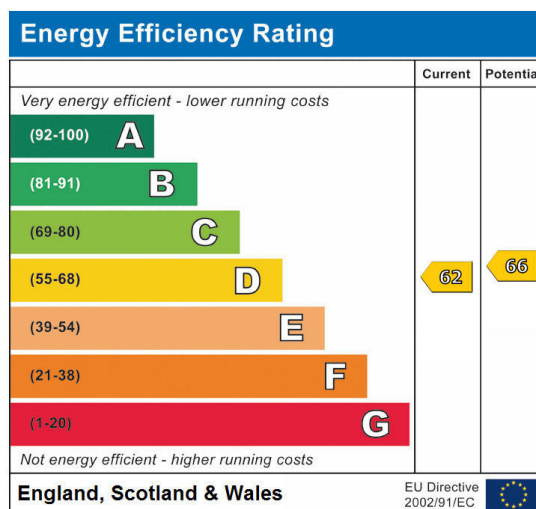
Broadband: ADSL copper wire

Mobile signal coverage: Intermittent

14 Peel Close, Heslington, York, YO10 5EN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 326 SQ FT / 30.27 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026



Peel Close, Heslington, York, North Yorkshire, YO10 5EN

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

