



Oak Street, York

- SOUGHT AFTER LOCATION
- FIRST FLOOR BATHROOM
- NO ONWARD CHAIN
- EPC RATING C

- APPROX 1.5 MILES TO RAILWAY STATION
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A

Tenure: Freehold

Offers Over £195,000

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Oak Street, York

DESCRIPTION

A well presented two bedroom terraced property in the popular Holgate area of York.

Upon entering the property you have the living room which also houses the stairs leading to the first floor.

To the rear of the property is the fitted kitchen with its range of base and wall units and a door leading out to the rear of the property.

To the first floor you have two double bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally the property has a rear courtyard with brick built storage.

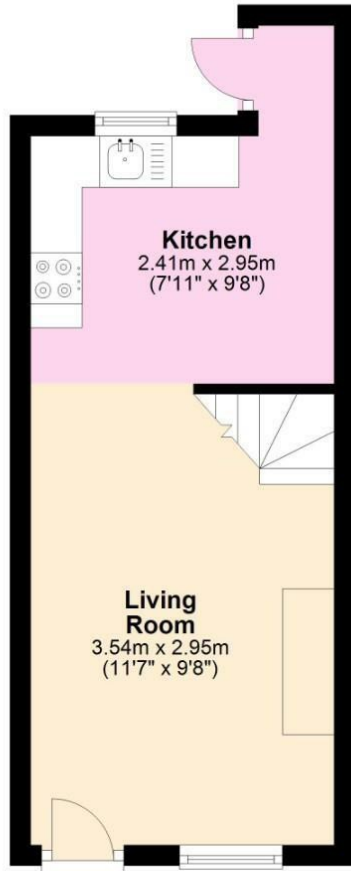
Oak street is located in the popular Holgate area of York and benefits from a range of local amenities. It is approximately one and a half miles from York Station and the city centre.

The property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all this property has to offer.



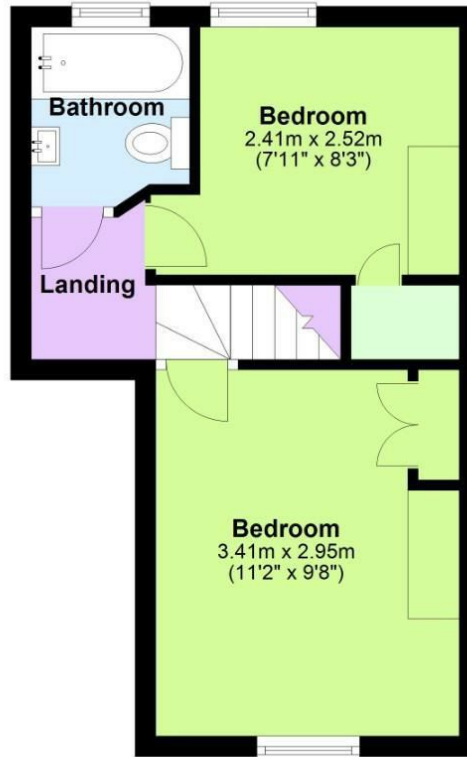
Ground Floor

Approx. 19.5 sq. metres (210.3 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.9 sq. feet)



Total area: approx. 43.8 sq. metres (471.2 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com <https://www.hunters.com>



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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