



## Ancress Walk, , York, YO23 1BU

- BALCONY
- TWO DOUBLE BEDROOMS
- EPC RATING C
- CLOSE TO BISHOPTHORPE ROAD SHOPS
- SEPARATE W.C
- COUNCIL TAX BAND A

**Offers In The Region Of £200,000**





# Ancrest Walk, , York, YO23 1BU - Offers In The Region Of £200,000

## DESCRIPTION

A two bedroom, first floor apartment located just behind the highly sought after Bishopthorpe Road parade of shops.

The property is accessed via a communal entrance hall with intercom entry system. Upon entering the apartment itself you have an entrance hall giving access to all other rooms.

The kitchen features a range of base and wall units with integrated appliances, the living room provides enough space for a sofa as well as dining table and chairs and has the bonus of a door leading to a balcony. There are two double bedrooms and the internal accommodation is completed by the bathroom with sink and bath with shower over and a separate W.C.

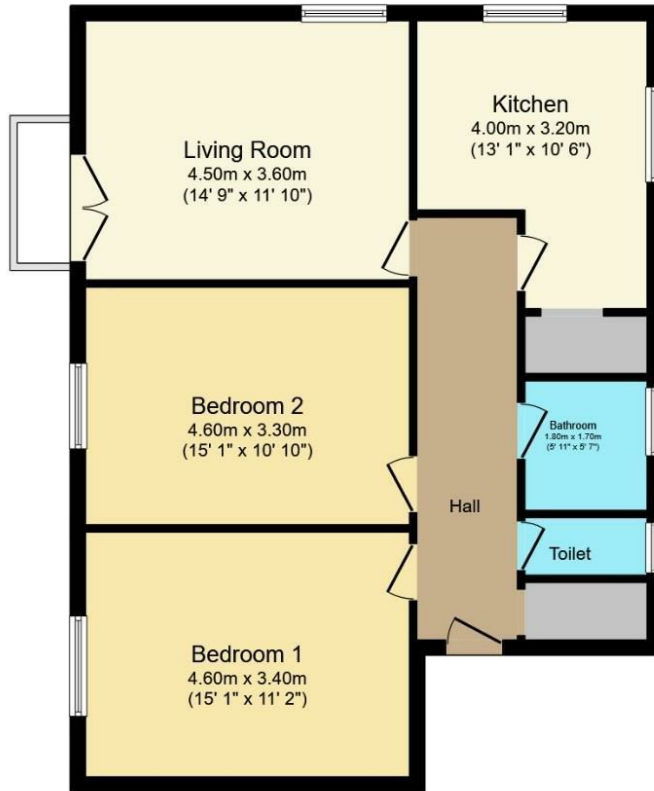
Ancrest Walk has a bike store and enjoys a wealth of local amenities on Bishopthorpe Road and enjoys excellent access to the city and York railway station.

Viewing of this property is highly recommended to truly appreciate all it has to offer.









Total floor area 75.6 sq.m. (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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### Viewings

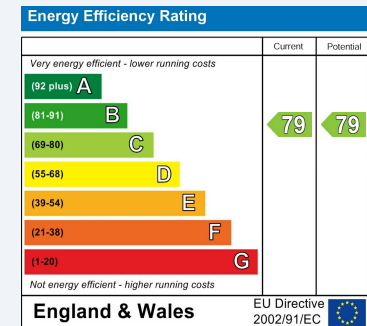
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

