

## Dodsworth Avenue, , York, YO31 7TR

- FIRST FLOOR APARTMENT
- LIFT AND STAIR ACCESS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- COUNCIL TAX BAND - B
- SOUGHT AFTER RETIREMENT DEVELOPMENT
- GREAT TRANSPORT LINKS
- OVER 55'S
- EPC - C

**£70,000**



# Dodsworth Avenue, , York, YO31 7TR - £70,000

## DESCRIPTION

Hunters presents this one bedroom, first floor over 55's apartment located in a popular location just off Heworth Road, approximately half a mile from York's historic city walls with fantastic transport links in out and of the city centre.

The property is accessed via a communal entrance hall with intercom system. There are both stairs and a lift leading to the first floor where this property is located. Being positioned at the end of the corridor, you are only neighbored on the one side, providing a peaceful atmosphere.

Upon entering the property, you are presented with an entrance hall with accompanying storage cupboard. There is a spacious living room with a feature fireplace and large window overlooking Dodsworth Avenue. The kitchen area is just off the living room and features a range of base and wall units, integrated electric hob as well as space for a free-standing fridge freezer.

There is a double bedroom with fitted furniture and a three-piece bathroom with fitted units, hand basin, W.C and shower over bath.

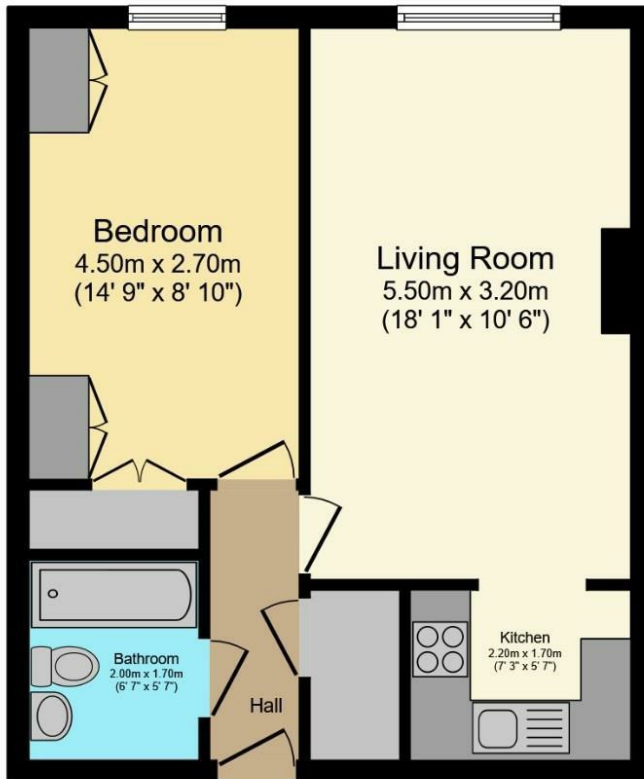
Viewing of this property is highly recommended.











Total floor area 43.8 m<sup>2</sup> (471 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

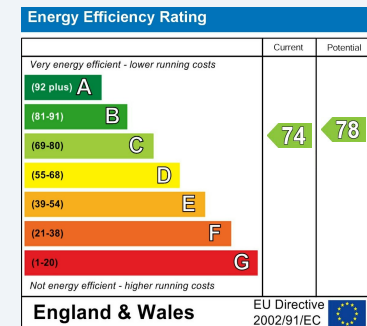
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

