



## The Residence, Bishopthorpe Road, , York, YO23 1DQ

- NO ONWARD CHAIN
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- BEAUTIFULLY PRESENTED
- ALLOCATED PARKING
- ON SITE CONCIERGE

**£250,000**





# The Residence, Bishopthorpe Road, , York, YO23 1DQ - £250,000

## DESCRIPTION

A beautifully presented, one bedroom, first floor apartment in a highly sought after development next to York racecourse.

The building is accessed via a stunning communal entrance with concierge, stairs and a lift gives access to the upper floors.

Upon entering the apartment itself you have an entrance hallway with storage cupboard and loft space for further storage.

There is a generous double bedroom with a large window allowing in plenty of light, there are also fitted wardrobes providing yet more storage space.

The stunning living space offers ample space for a seating area as well as dining table and chairs. The kitchen is just off the living space and boasts a range of base and wall units with integrated appliances.

The shower room completes the internal accommodation with a sink and vanity unit, W.C, large walk in shower and heated towel rail.

This property is offered for sale with no onward chain and enjoys an allocated parking space.

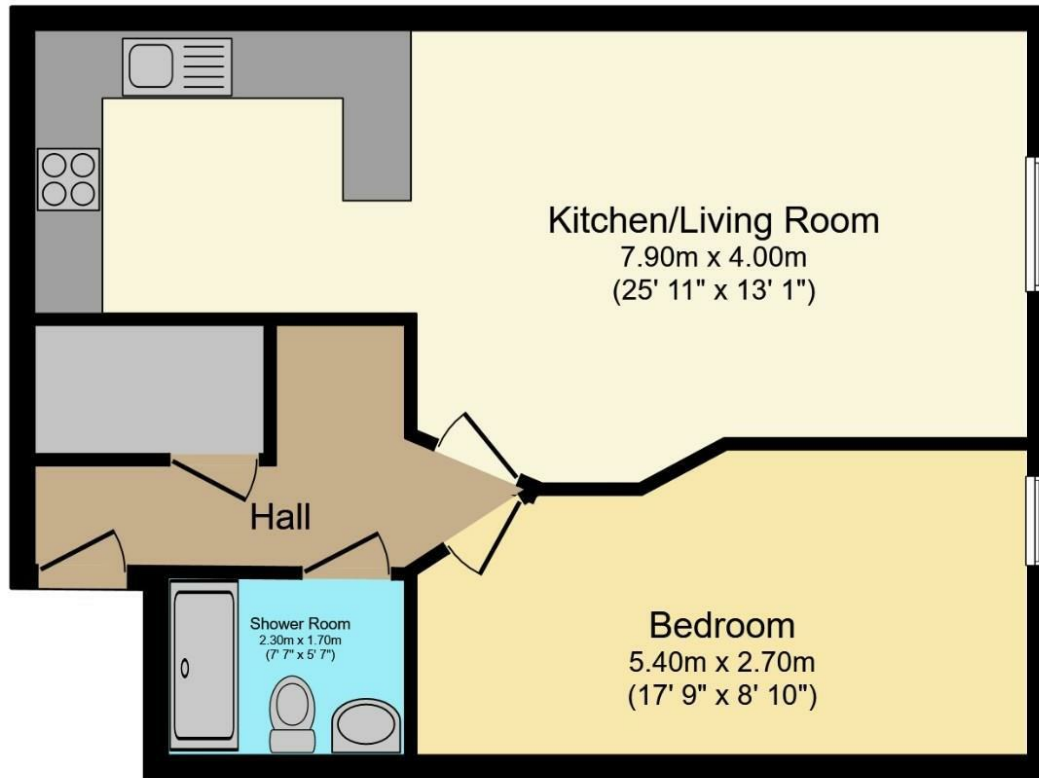
Viewing is highly recommended to truly appreciate all that is on offer.











Total floor area 54.2 m<sup>2</sup> (583 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

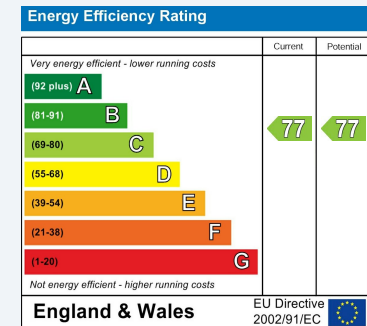
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

