



## Runswick House Birch Close, Huntington, York, YO31 9PS

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- DRESSING AREA
- EPC RATING - TBC
- ALLOCATED PARKING
- FIRST FLOOR
- COUNCIL TAX BAND - B

**£200,000**



# Runswick House Birch Close, Huntington, York, YO31 9PS

## DESCRIPTION

A beautifully presented, two bedroom, first floor apartment in a popular development approximately one and a half miles from York's historic city walls.

The property is accessed via a communal entrance hall with intercom entry system and stairs leading to the first floor.

Upon entering the property itself you have an entrance hall with useful storage cupboard which has plumbing for a washing machine.

There is a spacious, open plan living dining kitchen which is filled with light from multiple windows and a Juliette balcony. The modern kitchen area features a range of base and wall units with integrated appliances including dishwasher and space for a free standing fridge freezer.

The property has two double bedrooms, the main of which has a dressing room off it with space for wardrobe, drawers and dressing table.

The fully tiled bathroom has a sink, W.C, bath with shower over and heated towel.

The property benefits from electric heating, allocated parking and also, unusually for an apartment has the benefit of a boarded loft space with retractable ladder for additional storage space.

Runswick house occupies an enviable position within the development, tucked away from the busiest areas.

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







Total floor area 66.8 sq.m. (719 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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