



## Speculation Street, York, YO1 9UF

- CENTRAL LOCATION
- BEAUTIFULLY PRESENTED
- OPEN PLAN LIVING SPACE
- VIEWS OF THE CITY WALLS
- FIRST FLOOR
- TWO DOUBLE BEDROOMS

**£220,000**



# Speculation Street, York, YO1 9UF - £220,000

## DESCRIPTION

A beautifully presented, two bedroom apartment looking directly over York's historic city walls.

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

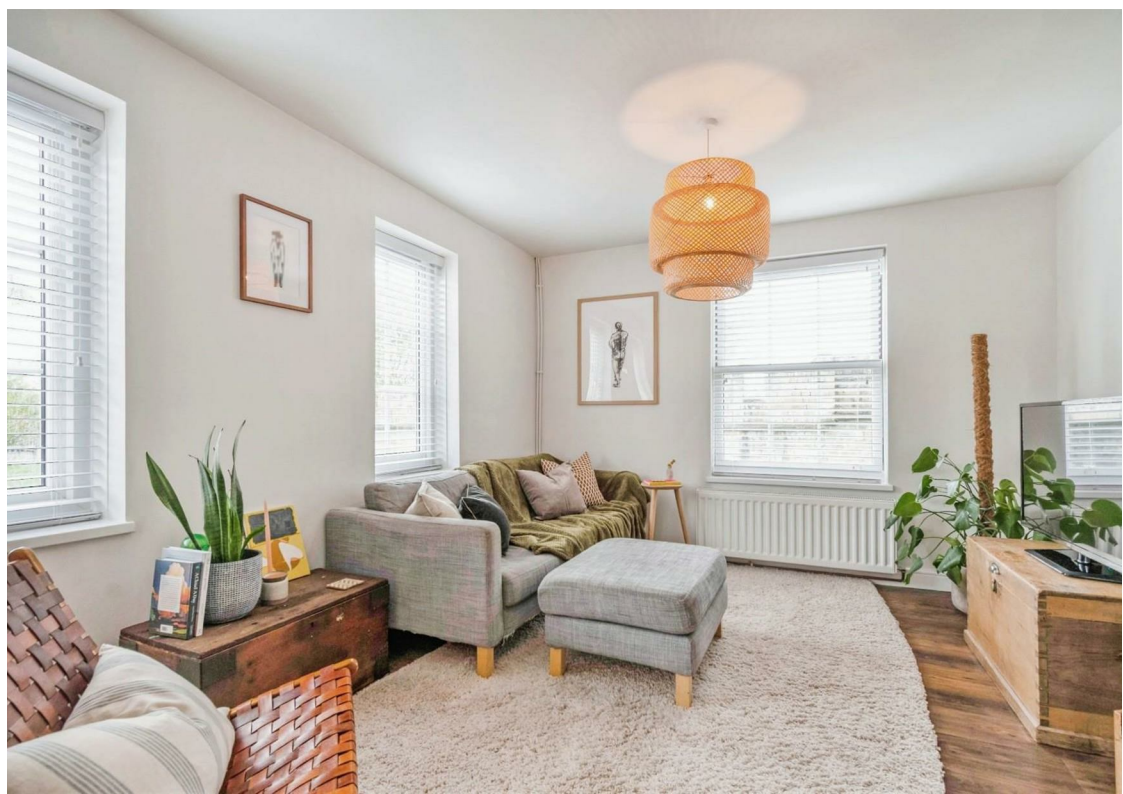
Upon entering the property itself you have an entrance hall giving access to all other room. There is a fabulous, open plan living kitchen with windows to three elevations filling the space with light and providing stunning views of the city walls. The kitchen area has a range of base and wall units, there is an integrated oven with hob and extractor fan as well as space and plumbing for free standing appliances.

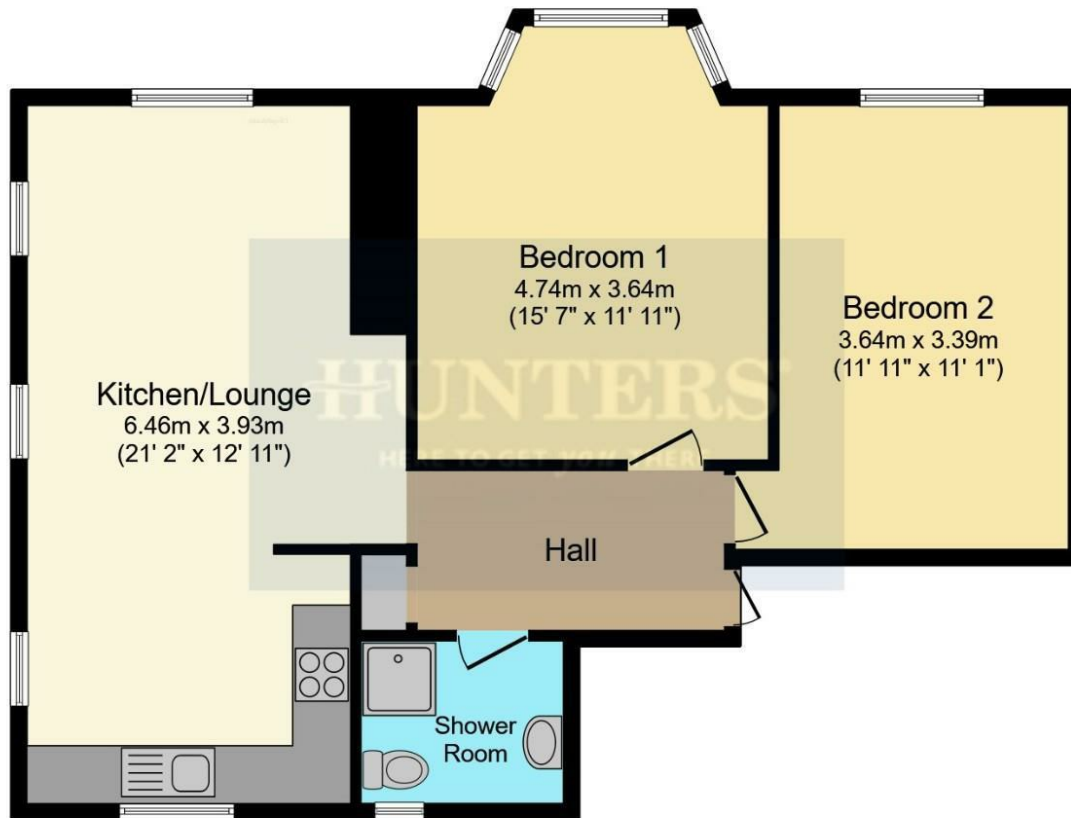
There are two double bedrooms, one with large bay window filling the room with light. The shower room completes the internal accommodation with sink, W.C and walk in shower cubicle.

The property has two external storage cupboards, one on the ground floor perfect for bikes and another in the first floor close to the front door of the property. On street permit parking is available nearby.

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







Total floor area 67.2 m<sup>2</sup> (723 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). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

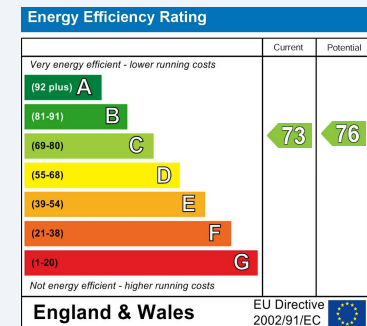
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

