



Birch Close, Huntington, York, YO31 9PN

- TOP FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- POPULAR RESIDENTIAL DEVELOPMENT

Asking Price £195,000



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DESCRIPTION

Hunters presents this beautiful, two-bedroom, top floor apartment situated in this popular residential development in Huntington, York. The area boasts a wide range of local amenities and is located within walking distance of the city centre, nearby to local shops and bus connections to and from the city centre.

Entering through a secure communal door and up the stairs, the apartment comprises an entrance hall which leads through to a spacious, open plan living room with a Juliet balcony with scenic views and windows to the rear elevation, allowing plenty of natural light to floor the room. This room also benefits from a modern fitted kitchen with base and wall units and integrated appliances.

Furthermore, the apartment comprises two double bedrooms, one of which allows a dressing room space with fitted floor to ceiling wardrobes and a stunning three-piece family shower room.

Externally are well kept communal grounds which comprise of some green spaces, and allocated parking as well as on street parking around the area.

The home would lend itself perfectly to a first time buyer purchase or as an investment property and a viewing is highly advised to appreciate all this property has to offer.







Total floor area 68.5 m² (737 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

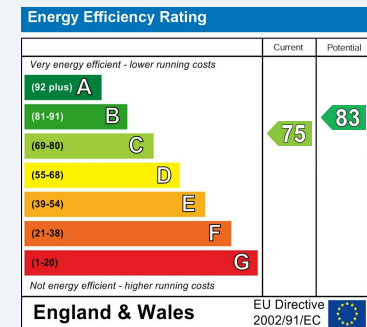
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

