



Cordwainers Court Black Horse Lane, York, YO1 7NE

- NO ONWARD CHAIN
- CITY CENTRE APARTMENT
- MODERN LIVING THROUGHOUT
- OPEN PLAN KITCHEN/ LIVING AREA WITH BALCONY
- NO PARKING
- DOUBLE BEDROOM

£175,000



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DESCRIPTION

*** NO ONWARD CHAIN ***

Hunters presents this one-bedroom city centre apartment in the popular residential location of Hungate, only a few minute's walk from the main high street. The area provides a host of local amenities with multiple transport links, allowing access to the whole of York and is located 1.1 mile walk from York train station.

The apartment comprises an entrance hall with storage cupboard and a modern three-piece bathroom suite, fitted with hand basin, toilet and shower over bath.

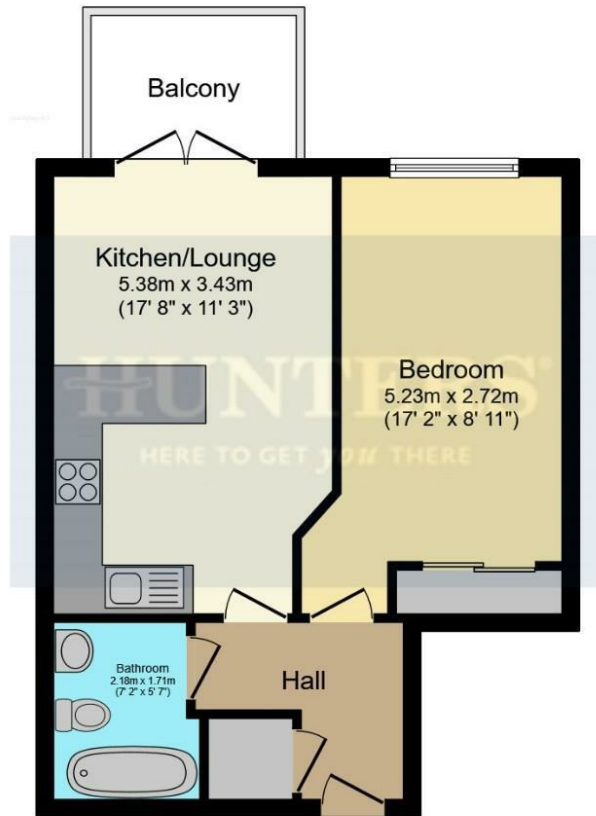
The main bedroom is a generous double with fitted wardrobes to maximise the floor space the room provides, creating a spacious feel.

Furthermore, the apartment boasts a large, open plan, fitted kitchen with a range of wall and base units and integrated appliances. The room flows naturally into a spacious living room with an extended breakfast bar and double patio doors to the balcony seating area, flooding the room with light.

This property would suit perfectly to a first-time buyer and a viewing is highly advised to appreciate to location and all the apartment has to offer.







Total floor area 48.2 m² (518 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

Viewings

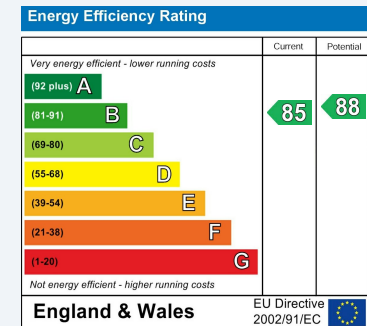
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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