

## Albemarle Road, York, YO23 1EW

- VIEWS OVER THE KNAVESMIRE
- NO ONWARD CHAIN
- PARKING
- COUNCIL TAX BAND B
- SOUGHT AFTER LOCATION
- COMMUNAL GARDEN
- TWO DOUBLE BEDROOMS
- EPC: D

**£290,000**





# Albemarle Road, York, YO23 1EW

## DESCRIPTION

A two bedroom, ground floor apartment superbly located with fabulous views over the Knavesmire.

The building is accessed via a communal entrance hall with intercom entry system. Upon entering the apartment itself you have an entrance hall giving access to all other rooms.

The kitchen features a range of base and wall units, space and plumbing for free standing white goods and an external door to the communal garden.

The bright and airy living room has a bay window allowing in plenty of natural light and providing the wonderful views of the Knavesmire.

There are two double bedrooms, one to the front and one to the rear of the property and each with built in storage. The accessible wet room completes the internal accommodation with sink, W.C and shower.

Externally the property has use of the communal garden and also benefits from an allocated parking space plus a shared shed with room for a bike.

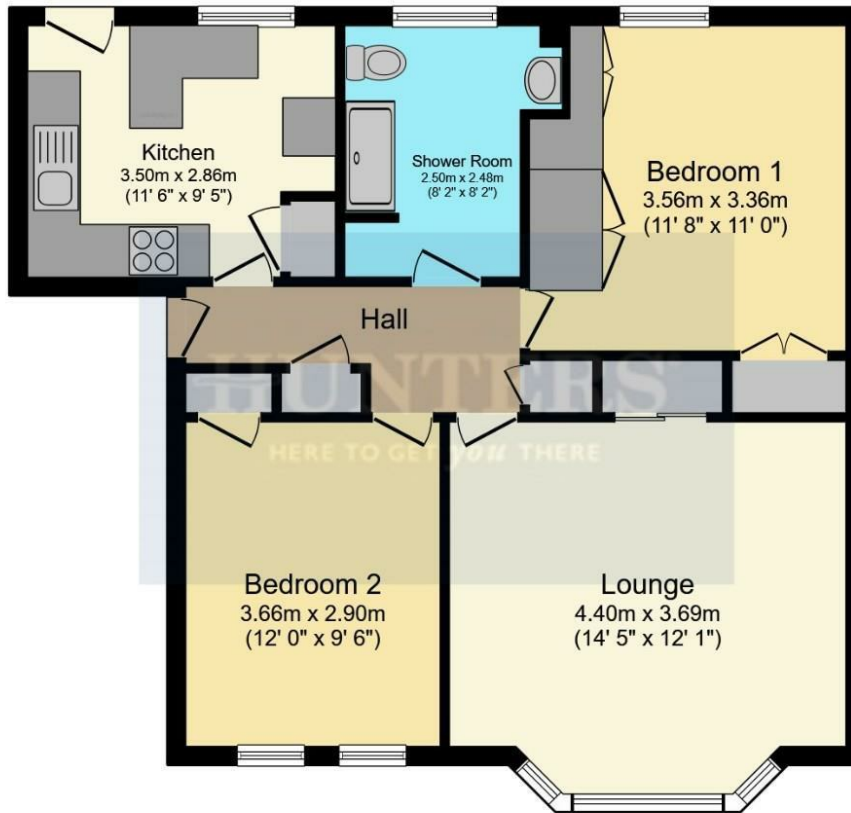
Offered for sale with no onward chain, viewing of this property is highly recommended.











Total floor area 67.9 sq.m. (731 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

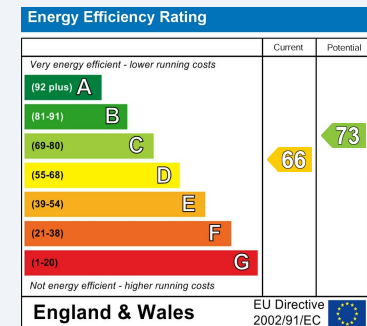
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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