



## Heworth Mews, , York, North Yorkshire, YO31 7XX

- GROUND FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- CLOSE PROXIMITY TO LOCAL AMENITIES
- COUNCIL TAX BAND B
- TWO BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- EPC RATING C

**By Auction £120,000**



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## DESCRIPTION

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £120,000\*  
BIDDING OPEN SHORTLY \* FEES APPLY \*  
\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\*

Hunters presents this two-bedroom, ground floor apartment within a block of six, set in the sought after area of Heworth, York. The area provides a wide variety of local amenities including local shops, post office, cafes, major supermarkets, petrol station and frequent access to York City Centre via a local bus route directly outside the apartment.

The flat comprises entrance hall, spacious living room with large windows creating a bright and airy presence to the room, fitted kitchen with a range of base and wall units with integrated oven and electric hob with hooded extractor. The kitchen provides space for a fridge/freezer and a washer/dryer.

Furthermore, the home offers two double bedrooms and a three-piece shower room to complete this lovely ground floor apartment. The home is heated by electric storage heaters and comes with one allocated parking space.

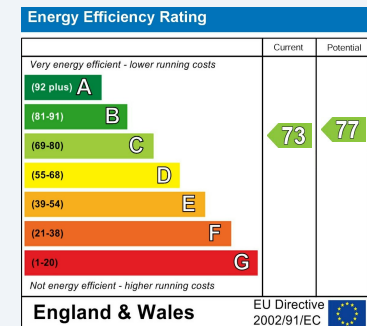
A viewing is highly advised to appreciate all this home has to offer.





## 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.

### 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.



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