



Piccadilly, York, YO1 9QP

- MODERN CITY CENTRE APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM
- CAR PARKING SPACE
- COUNCIL TAX BAND D

- VERY POPULAR DEVELOPMENT
- HOUSE BATHROOM
- BALCONY
- EPC RATING: B

£260,000



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DESCRIPTION

A spacious and well-designed two double bed roomed 2nd floor apartment situated in the very popular and conveniently placed Trafalgar house.

The property which is located right in the heart of the historic city and benefits from Yorks's city center amenities right on the doorstep is sold with no onward chain and comes with a parking space. An early viewing is strongly recommended to avoid disappointment.

The property which benefits from electric heating has accommodation briefly comprising, communal entrance door with intercom entry point communal, hall, stairs and landing and a lift. Private entrance door and hallway, with built in storage cupboard, Open plan lounge, dining room and kitchen with balcony, kitchen area has integral electric oven, hob and extractor fan hood, plumbing for washing machine, bedroom one, bedroom two, three-piece house bathroom with shower and screen over bath.

Outside are communal gardens and walkways, and parking for one car in secure underground car park.







Total floor area 56.6 m² (610 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

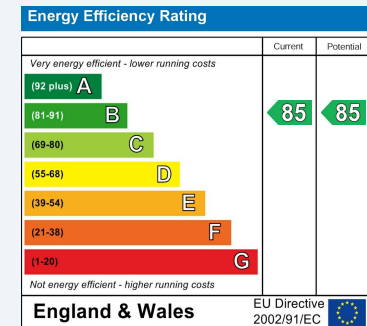
Please contact yorklettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 756100 Email: yorklettings@hunters.com <https://www.hunters.com>

