



## Princess Drive, , York, YO26 5SY

- DISCOUNT FOR SALE
- NO CHAIN
- PRIVATE COMMUNAL GARDEN
- COUNCIL TAX BAND C
- PARKING
- FIRST FLOOR
- LOCKED BIKE STORE
- EPC RATING B

**£78,453**





# Princess Drive, , York, YO26 5SY

## DESCRIPTION

A two bedroom apartment in a popular development offered as part of a discount for sale scheme.

The property is accessed via a communal entrance with intercom entry system and hallway with stairs to the first floor where this apartment is located.

Upon entering the property itself you have an entrance hall giving access to all other rooms.

The kitchen features a range of base and wall units with space and plumbing for free standing appliances.

There is a bright living room, two bedrooms and bathroom comprising sink, W.C and bath with shower over.

There is a private communal garden to the rear of the property and locked bike storage space available.

This property is offered for sale with no onward chain and has an allocated parking space.

The property is offered at 44.83% of market value due to the discount for sale scheme, no rent is payable on the remaining share. For further information please contact Hunters.









Total floor area 48.4 m<sup>2</sup> (521 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

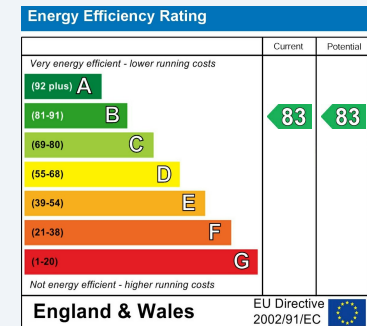
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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