



## Union Terrace, , York, YO31 7EU

- One Bedroom Top Floor Apartment
- Bike Store
- EPC RATING D
- Close Proximity to York City Centre
- First Time Buyer/Investor Opportunity
- COUNCIL TAX BAND A

**£155,000**



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## DESCRIPTION

An excellent investment opportunity has come to the market with this one bedroom, top-floor apartment situated close to York's historic city centre and within walking distance to York Hospital and York St John University. The property benefits from a range of local amenities and local transport links.

Upon entering the apartment you have an entrance hall giving access to the good-sized double bedroom, shower room (with shower cubicle, W.C., hand basin and heated towel rail) and the kitchen/dining/living area. The kitchen comprises an integrated electric oven, hob and extractor, space for an under-counter fridge and plumbing for a washer/dryer.

The property also benefits from on street permit parking and a communal bike and bin store.

Viewing of this property is highly recommended to truly appreciate all it has to offer.

Length of Lease : 999 years from 1st January 2002 – 977 years remaining.

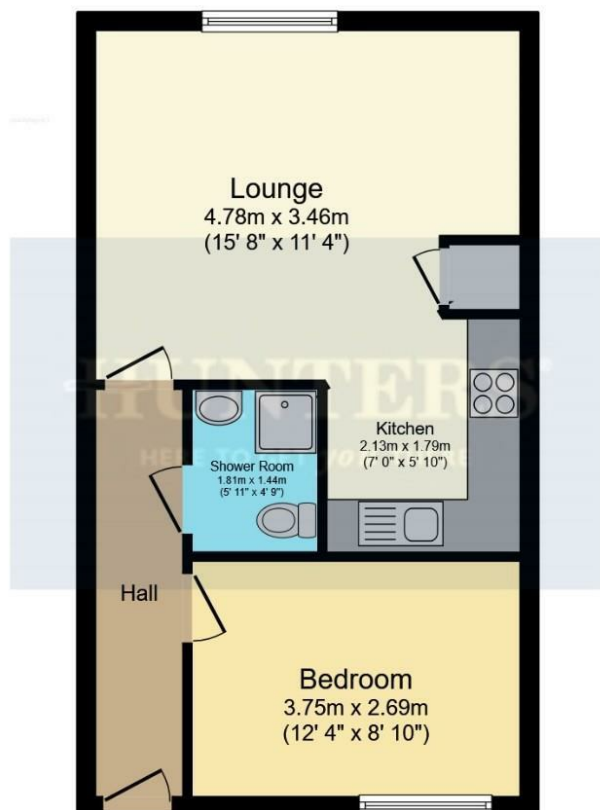
Service Charge:

Ground rent:

Is subletting allowed - Yes, but No Holiday Lets.







Total floor area 42.4 m<sup>2</sup> (456 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

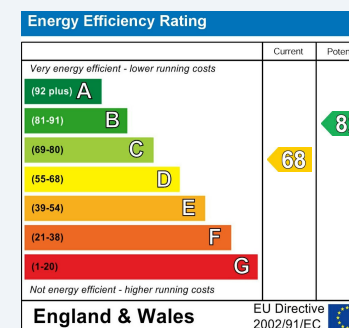
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.