



Strand House, Dixon Lane, York, YO1 9QY

- Secure Parking
- Communal Gardens
- Council Tax Band C
- Second Floor
- No Chain
- EPC Rating B

£170,000



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DESCRIPTION

A second floor, one bedroom apartment located in a popular development in the heart of York city centre with the added benefit of a secure underground parking space.

The building is accessed via a communal entrance with intercom entry system. Upon entering the property itself there is an entrance hall with practical storage cupboard.

There is an open-plan reception diner with the kitchen just off, which is filled with natural light from a Juliette balcony. The kitchen area features a range of base and wall units with integrated oven, hob and extractor fan as well as space and plumbing for washing machine and fridge freezer.

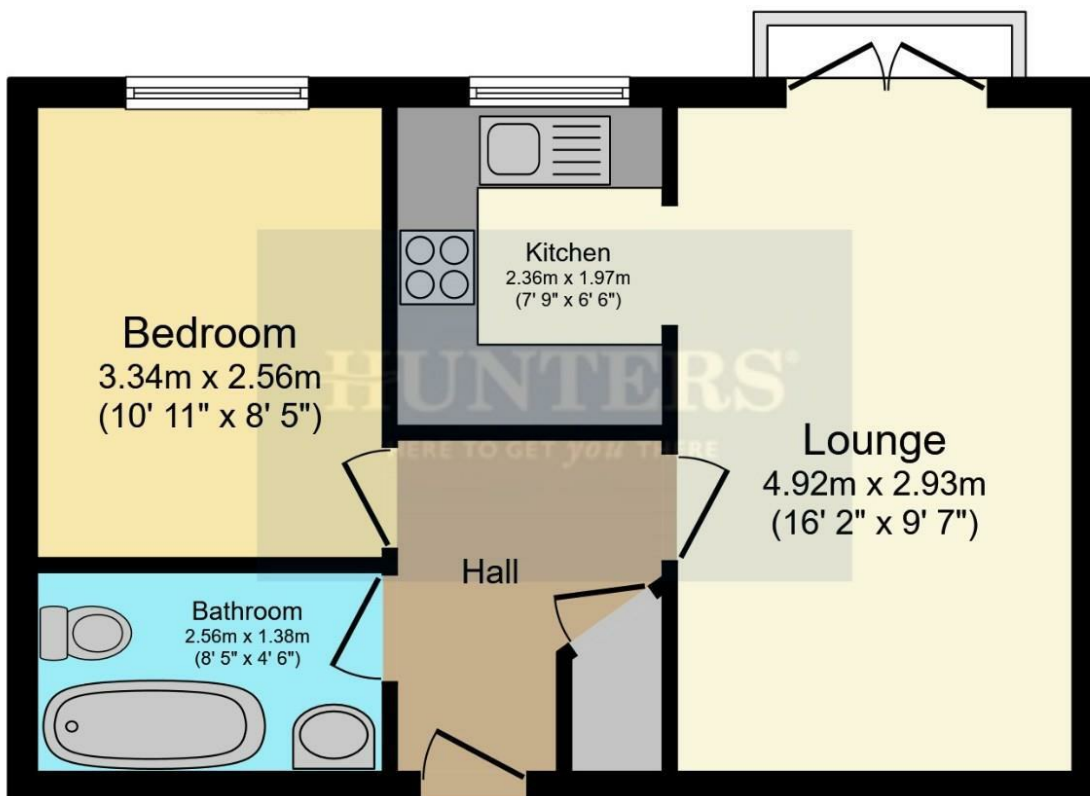
The property has a double bedroom and three-piece bathroom.

Externally the development enjoys communal gardens with electronic gates ensuring security and privacy for residents, the underground car park also has secure gated access.

This property is offered for sale with no onward chain.







Total floor area 37.7 m² (406 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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