



## Westerdale Court, , York, YO30 6BE

- No Onward Chain
- Allocated Parking Space
- Good Local Amenities
- Within A Mile Of The City Centre
- Sought After Location
- Council Tax Band B

**£200,000**



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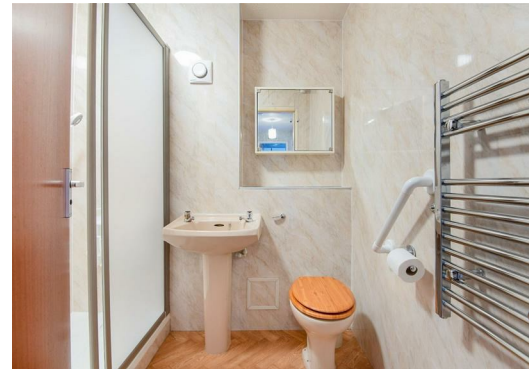
## DESCRIPTION

Offered with no onward chain is this 2 bedroom First floor masisonette tucked away just off the highly sought-after Clifton Green. The area benefits from a range of local cafes and shops as well as being within a mile of the iconic York City walls.

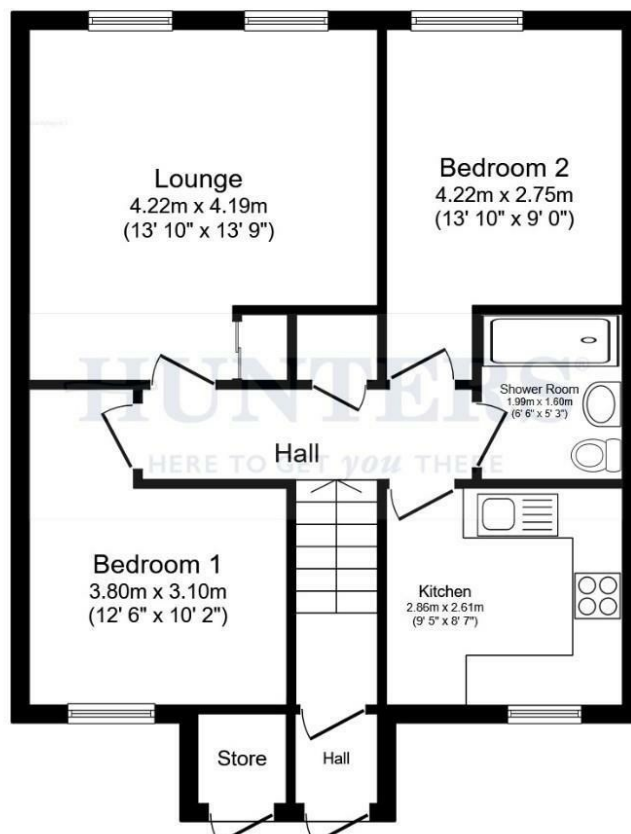
Upon entering the property there is a private entrance hall on ground level with stairs leading into the rest of the apartment. On the first floor is a hallway with access to the lounge that is lit by two windows and the two double bedrooms face out in opposite directions of the property.

The property has a good sized kitchen with integrated oven and hob and 3-piece shower room completes the internal accommodation

The property also has one allocated park space.



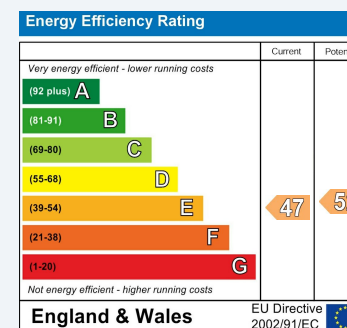




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## ENERGY PERFORMANCE CERTIFICATE

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.

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Total floor area 60.4 m<sup>2</sup> (651 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.



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