



St. James Mount, York, YO23 1EL

- No Onward Chain
- Extremely Sought After Location
- Ensuite Shower Room
- Council Tax Band C
- First Floor Apartment
- Two Double Bedrooms
- Garage

£300,000



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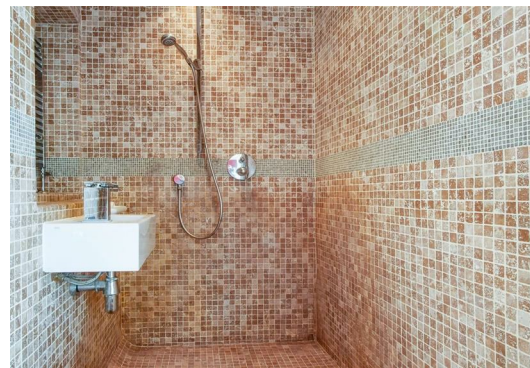
DESCRIPTION

Offered with no onward chain, this beautifully designed two-bedroom first-floor apartment.

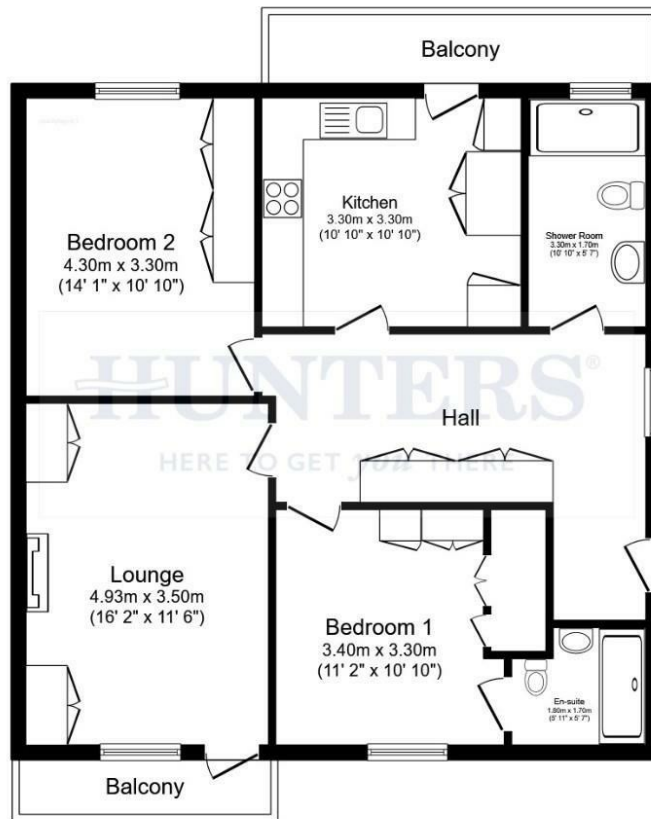
Situated in a sought-after cul-de-sac near York Knavesmire, it boasts far-reaching views of the racecourse and excellent access to the city centre via Tadcaster Road and the A64.

The property features gas central heating, UPVC double glazing, and includes an entrance hall, stairs to the first floor, and a hallway with fitted wardrobes, cupboards, and loft access. The lounge opens onto a balcony with racecourse views, while the fitted kitchen includes bespoke shaker-style units, built-in appliances, and a rear balcony. Both bedrooms have fitted wardrobes, with the primary bedroom offering an en-suite shower room. A separate shower room is also available.

Outside, the property includes well-maintained communal gardens, a single garage, and visitor parking.



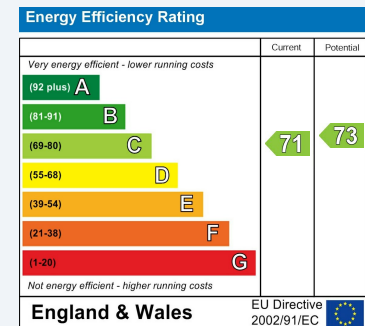




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ENERGY PERFORMANCE CERTIFICATE

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 83.4 sq.m. (898 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.



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