



Rosemount Court, Holly Bank Road, York, YO24 4EG

- Duplex Apartment
- No Onward Chain
- Well Presented
- Allocated Parking
- Convenient Access to City Centre
- Council Tax Band A

£165,000



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DESCRIPTION

A well-presented, duplex apartment in the popular Holgate area of York providing convenient access to the city centre and the train station.

Upon entering the apartment there is a hallway leading to the bright and airy living room, filled with natural light from two windows.

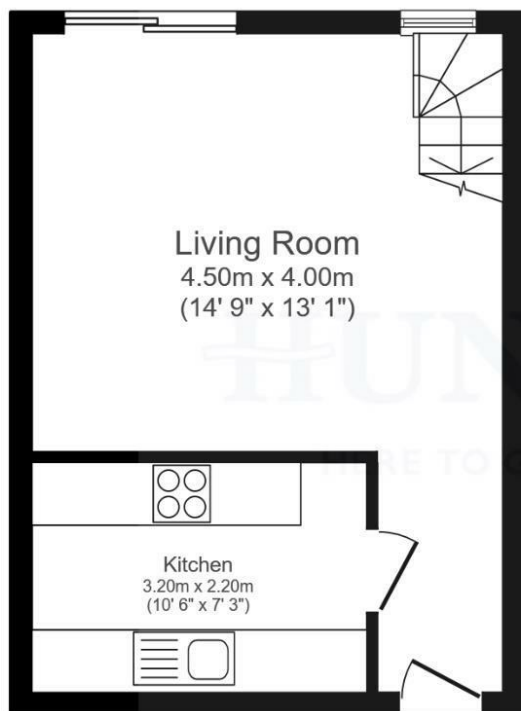
The kitchen has a range of base and wall units with integrated oven and hob as well as space and plumbing for free standing appliances.

Stairs from the living room lead to the first floor where there is a generous double bedroom and the bathroom with sink, W.C and bath with shower over.

The property is offered for sale with no onward chain and benefits from an allocated parking space.

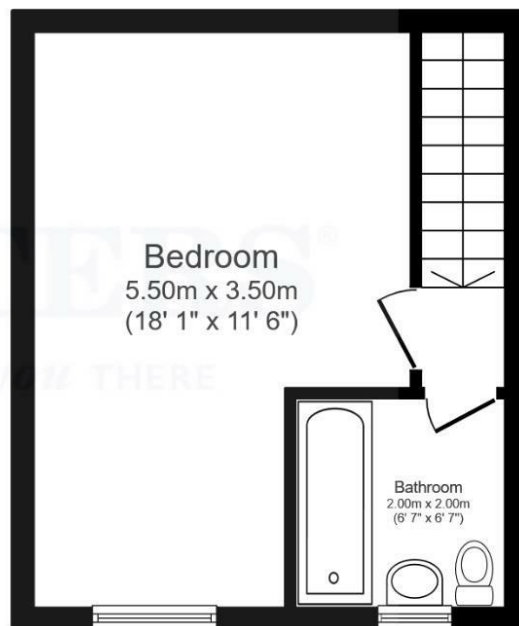






Ground Floor

Floor area 28.4 sq.m. (305 sq.ft.)



First Floor

Floor area 24.7 sq.m. (266 sq.ft.)

Total floor area: 53.1 sq.m. (572 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewings

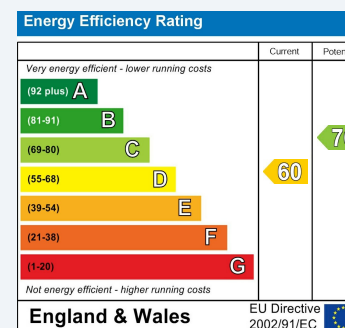
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.