



## Nicholas Gardens, York, YO10 3EY

- Two Bedroom Apartment
- Close to the University of York
- No Onward Chain
- Allocated Parking Space
- Easy Access to the City Centre
- Council Tax Band B

**£175,000**



# Nicholas Gardens, York, YO10 3EY

## DESCRIPTION

Located in the desirable Nicholas Gardens just off Hull Road, this superb first-floor apartment offers exceptional convenience. With York city centre easily accessible on foot, by public transport, or car, and the University of York just moments away, the property is perfectly positioned for students, academics, and professionals alike.

Set off one of York's key arterial routes, it benefits from easy access to the city centre as well as excellent connectivity to the inner and outer ring roads, the A64 towards Leeds and Scarborough, Hull Road, the A59, and beyond.

Inside, the apartment features a spacious lounge and a well-equipped kitchen with light wood cabinetry, an electric cooker, and an extractor hood. The bathroom is fitted with a sleek three-piece cream suite and a shower over the bath. Both bedrooms are generously proportioned, offering comfortable and flexible living space.

Additional highlights include electric storage heating and an allocated parking space, making this an attractive and practical home in a prime York location.







Total floor area 48.9 sq.m. (526 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

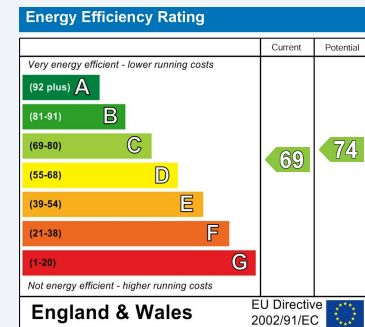
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.