



## Birch Close, Huntington, York, YO31 9PR

- Two Bedroom Apartment
- Convenient Access to Amenities
- Parking
- Separate Kitchen
- No Onward Chain
- Council Tax Band B

**£170,000**



# Birch Close, Huntington, York, YO31 9PR

## DESCRIPTION

This well-presented two-bedroom, ground floor apartment located in Huntington is offered with no onward chain and excellent transport links to the city centre and surrounding areas, as well as a range of amenities in the local area and at the nearby Monks Cross shopping centre.

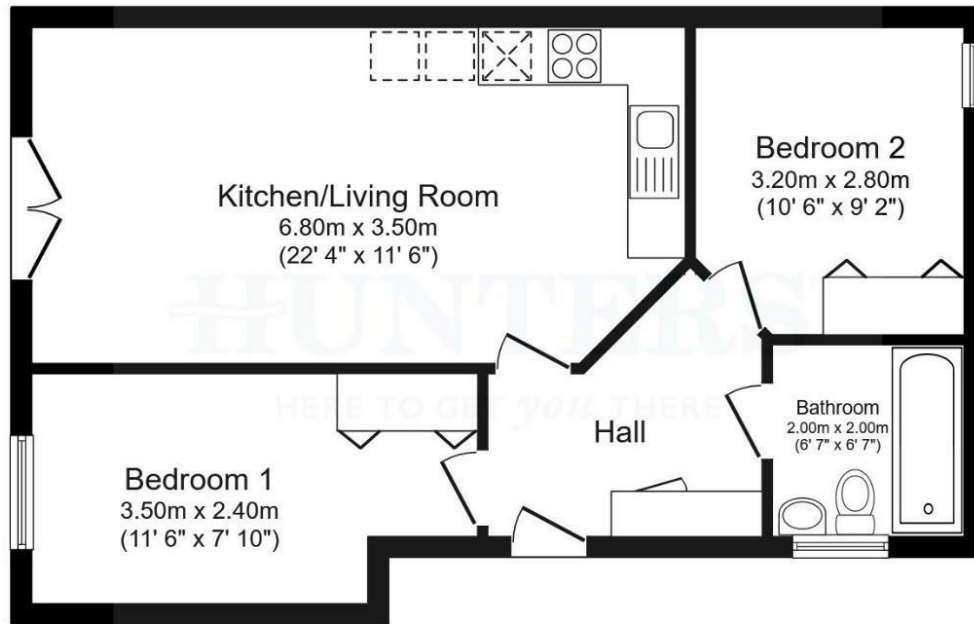
Internally, the apartment features a spacious hallway with a storage cupboard and access to the bathroom, kitchen and reception. The reception features large double glazed French windows opening to a Juliet balcony, electric radiators, and wood-effect laminate flooring. The kitchen is equipped with a range of base units, an integrated oven and electric hob, a stainless steel sink with drainer, and granite-style laminate worktops.

The main bedroom is a comfortable double with built-in storage and Velux window. A second double bedroom offers flexibility for guests or home working. The bathroom is fully tiled and fitted with a bath and overhead shower, wash basin and WC.

Outside, the development is surrounded by well-maintained communal gardens, and the property benefits from an allocated parking space. Secure fob access and an intercom entry system.







**Floor Plan**  
Floor area 53.9 sq.m. (580 sq.ft.)

Total floor area: 53.9 sq.m. (580 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](http://www.Propertybox.io)

### Viewings

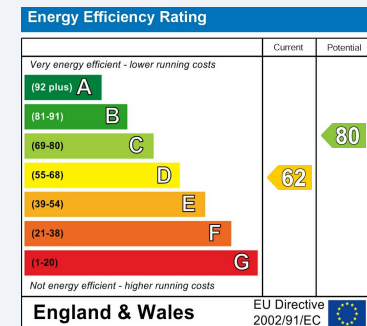
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.