



## Hallfield Road, York, YO31 7XN

- Top Floor Apartment
- Bright Dual-Aspect Living Space
- Short Walk To York City Centre
- Two Well-Proportioned Double Bedrooms
- Allocated Parking Space
- Council Tax Band D

£225,000

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## DESCRIPTION

A bright and well-proportioned top-floor apartment, situated within a desirable development just a short walk from York city centre.

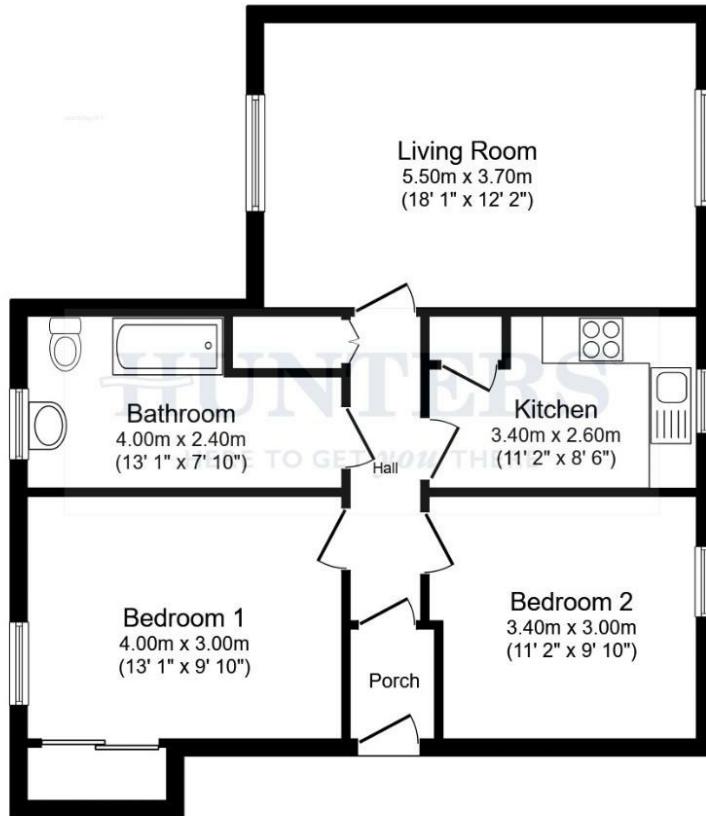
Offering generous accommodation and the rare advantage of allocated parking, the property is ideally placed for local amenities, transport links and nearby cycle routes, with cafés, supermarkets and York's historic centre all within easy reach — an excellent opportunity for those seeking spacious accommodation in a highly convenient setting.

The accommodation is arranged around a welcoming entrance hall, leading to a spacious lounge and dining room with windows to two aspects, creating a naturally light and inviting living space. A large, well-equipped kitchen provides ample storage and workspace, with room for a small table for informal dining. There are two comfortable double bedrooms, each offering good proportions, along with a well-sized bathroom featuring a shower over the bath.

Externally, the development is attractively maintained, with landscaped communal grounds and secure bike storage available for residents. The allocated parking space adds further convenience, particularly given the property's proximity to the city centre.







Total floor area 67.6 sq.m. (727 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

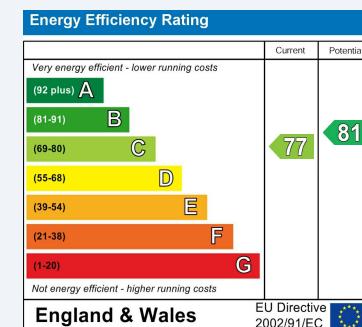
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.