



Amy Johnson Way, , York, YO30 4ZH

- GROUND FLOOR APARTMENT
- OFF STREET PARKING FOR TWO CARS
- PRIVATE REAR GARDEN
- MODERN FINISH THROUGHOUT

- TWO DOUBLE BEDROOMS
- POPULAR RESIDENTIAL DEVELOPMENT
- CLOSE PROXIMITY TO LOCAL AMENITIES

£195,000



Amy Johnson Way, , York, YO30 4ZH - £195,000

DESCRIPTION

Hunters presents this stylish ground floor, two-bedroom apartment in a popular residential development, just off Clifton Moor. Being an office conversion, this home provides ample space and a rather unique layout. The area provides a wide range of local amenities and allows great access to York outer ring road and the A64.

The apartment, being on the ground floor, benefits one allocated space within the development and one within a self-contained, fenced front garden. Only a select few properties on the development have two parking spaces, making this a rather unique purchase. The home also allows a private rear garden with fenced borders.

You enter the home via the front door, into the open plan living/dining room and fitted kitchen with a range of wall and base units and integrated appliances. The rooms in this living accommodation boast high ceilings throughout, a feature you would not commonly find in an apartment setting.

The rear of the accommodation comprises two double bedrooms with access to the rear garden and a three-piece family bathroom to complete a truly lovely apartment.

A viewing is highly advised to appreciate all this home has to offer.







Total floor area 64.8 m² (697 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

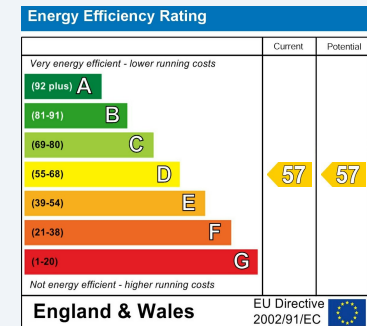
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

