



Birch Park, York Offers Over £260,000

A modern and well presented townhouse, close to the city centre of York with three bedrooms, beautiful landscaped garden and parking.



The property is entered through a wooden door with glass panels into an entrance hallway leading to the downstairs living spaces, which are all neutrally decorated and carpeted.

To the rear elevation of the property is the living room, with feature fireplace and door leading out to the landscaped rear garden. With views onto the rear garden and providing a warm and spacious sitting area, this is a great room for relaxing and winding down. The sitting room conveniently has a door into a substantial storage cupboard.

The property's kitchen sits to the front elevation and comprises a range of wooden wall and base units, with laminate worktop and tiled splashback. Having a stainless steel sink and mixer tap over, oven and gas stove and extractor hood, there is also space and plumbing for any further appliances. The kitchen's window looks out to the street at the front and provides an abundance of natural light flow.

Completing the downstairs accommodation is a useful cloakroom, which boasts a low flush WC, pedestal hand wash basin, heated towel rail and is finished with lovely decorative floor tiles.

Ascending the carpeted stairs, a first floor landing provides access into the three bedrooms and bathroom, as well as a useful storage cupboard and loft hatch.

Two double bedrooms offer spacious and warm rooms with large windows, providing floods of natural light flow. A further, single bedroom makes a great children's room but could also be used as a nursery or easily adapted to a home study.

The family bathroom comprises a corner shower enclosure with handheld shower over, low flush WC, pedestal hand wash basin, heated towel rail and benefits from having a semi-opaque window.

Externally, the property has a lawned area to the front with stone-flagged path leading to the front door with porch over. To the rear, a lovely landscaped garden features a patio, artificial lawn and surrounding level and raised beds. A useful outside shed provides extra storage space and benefits from having electric and power.

Located behind the property is a peaceful park area, which is great for kids, and also ample allocated parking spaces.

Situated in the popular area of Huntington, the property is close to well-regarded schools and shopping park. This property is brilliant for first time buyers, families and professionals and is sure to be popular amongst a range of buyers, therefore an early viewing is highly recommended.

Tenure: Leasehold
Lease length: 999 years from 2002
Service Charge: £428.23 per annum
Services: All mains services connected
EPC Rating: TBC
Council Tax: C - City of York
Viewings: Strictly via the selling agent 01904 625533

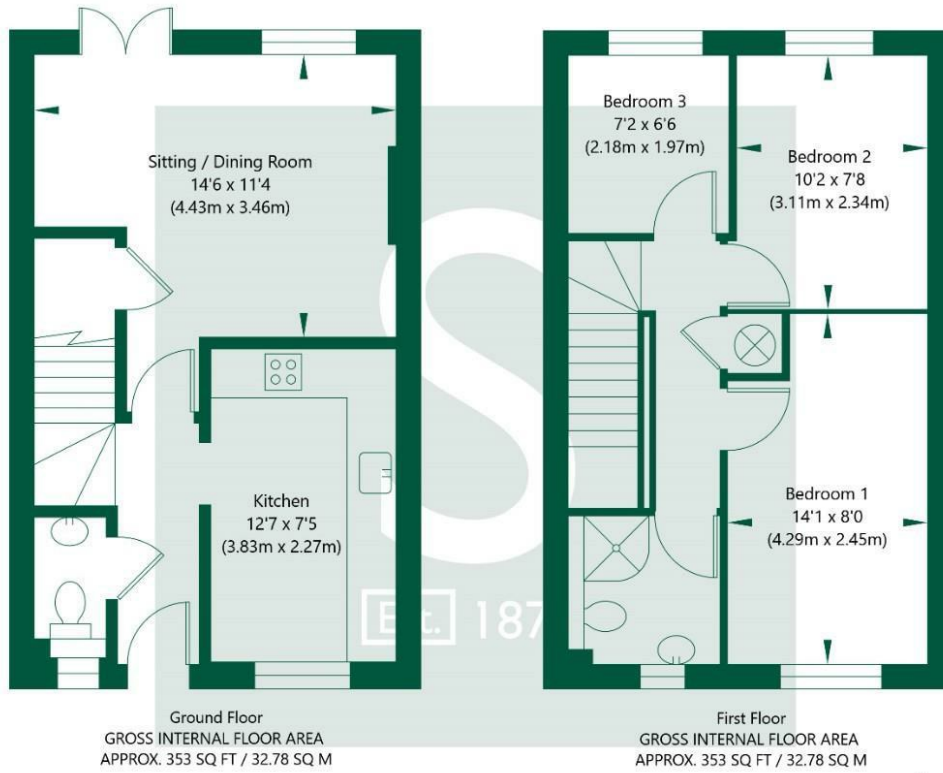
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Birch Park, Huntington, York, YO31 9PA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 706 SQ FT / 65.56 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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