



2000

20 Saddlers Close Huntington
York, YO32 9LU
Offers In Excess Of £190,000

NO FORWARD CHAIN - TWO BEDROOM GROUND FLOOR APARTMENT IN SOUGHT AFTER AREA - Churchills Estate Agents are delighted to offer for sale this well cared for property, situated in this highly regarded residential location, close to New Lane, Huntington and within easy reach of York city centre, local amenities and the outer ring road. Ideally suitable for a first-time buyer or investor and having the benefit of double glazing, designated parking and secure communal hallway. The living accommodation comprises; Entrance Hall, fitted kitchen, 15' lounge/dining room, two good sized double bedrooms and three piece bathroom suite. To the outside is a designated parking space, with additional spaces for visitors, communal gardens and bin/bicycle store. An early viewing is recommended to appreciate the potential on offer.

Communal Hallway

Entrance door, carpeted flooring, electric night storage heater, power points, storage cupboard housing hot water cylinder



Lounge/Sitting Room

UPVC window to front, electric night storage heater, carpets, TV and power points

Kitchen

Fitted wall and base units with counter top, 1.5 stainless steel sink and draining board, tiled walls, plumbing and space for appliances, oven and hob, kickboard heater, spot lights, power points



Bedroom 1

Window to rear, night storage heater, carpets, power points



Bedroom 2

Electric heater, carpeted flooring, power points

Shower Room

Large walk in shower cubicle, low level wc, tiled walls and floor, pedestal wash hand basic, electric radiator

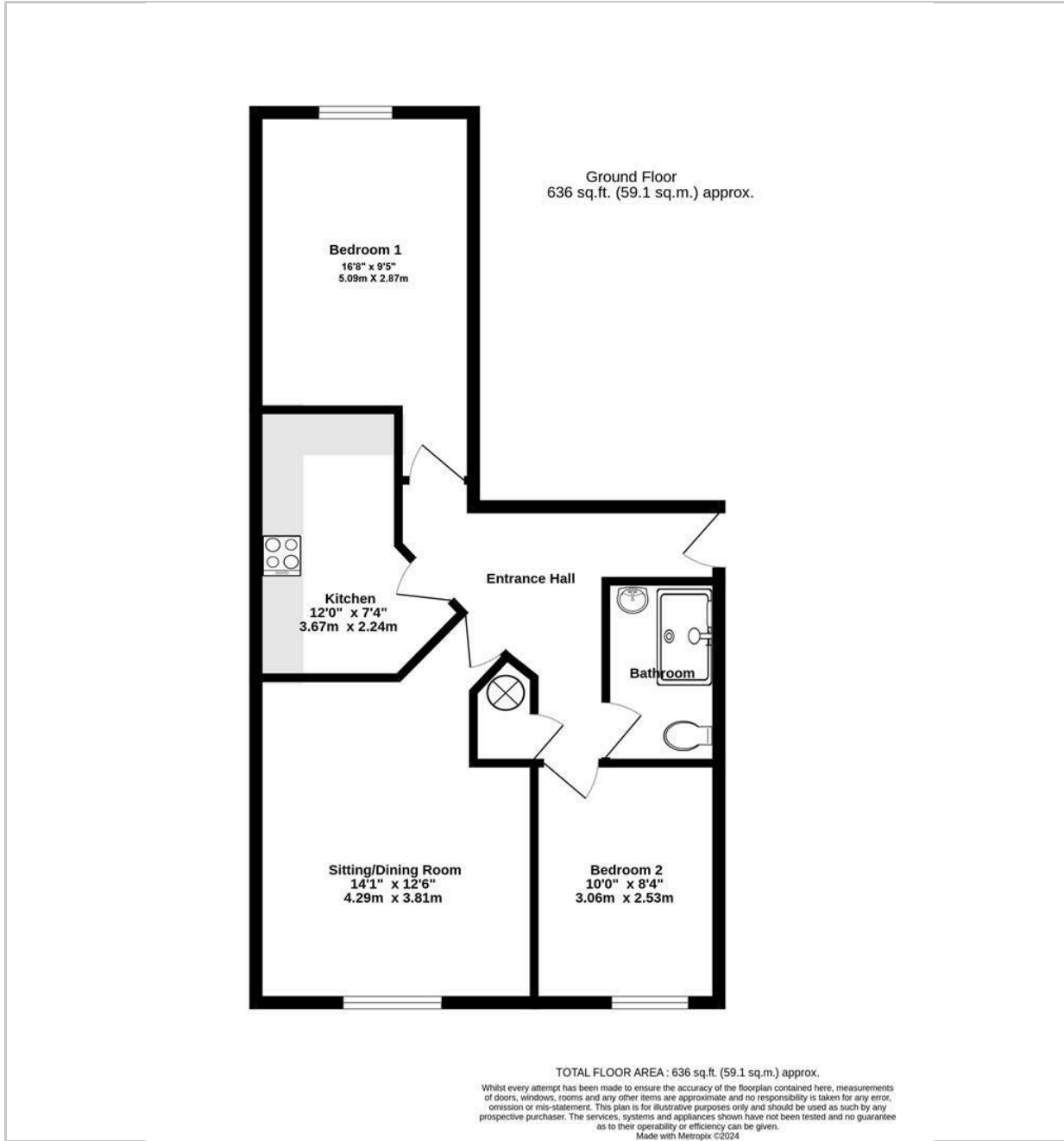
Outside



Designated parking space, visitors parking spaces, bin/bike store, service charge and ground rent to be advised



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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