

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













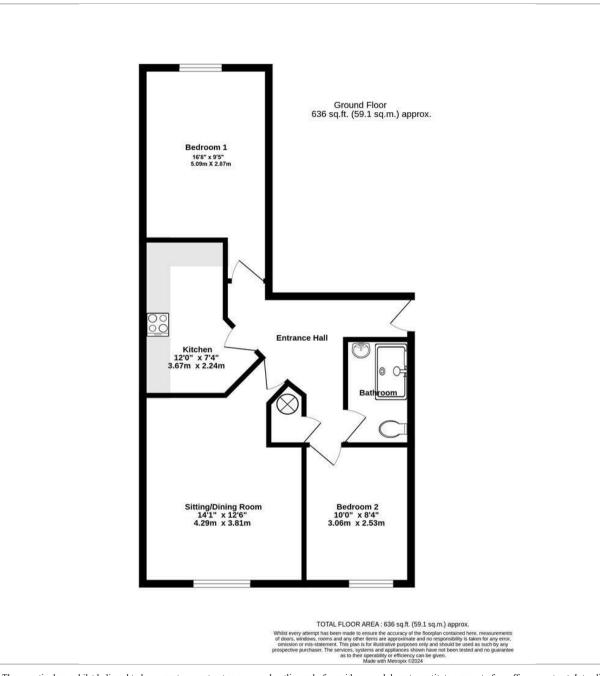


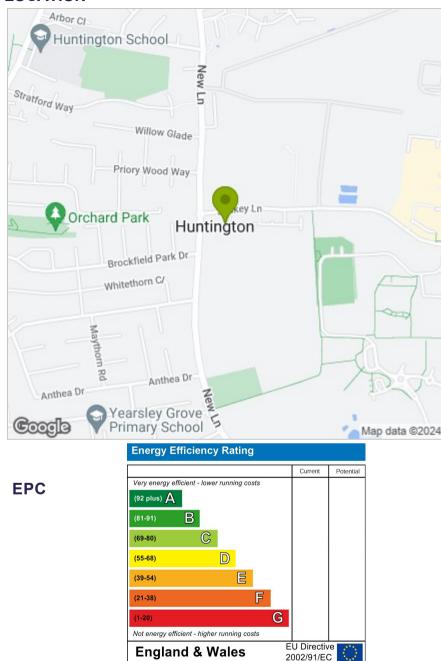
Designated parking space, visitors parking spaces, bin/bike store, service charge and ground rent to be advised





FLOOR PLAN LOCATION





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.