

A superb two bedroom, two bathroom apartment within this fabulous character building located in this popular residential area convenient for both York city centre and the outer ring road as well as nearby shops, supermarkets and amenities. Updated and maintained to a very good standard throughout, the property has the added benefit of modern electric heating and double glazing. Access via a secure communal hallway the internal living accommodation comprises large entrance hallway, open plan living kitchen with exposed timber beams, master bedroom with three piece en-suite, second double bedroom and a further bathroom. To the outside is a designated parking space and well maintained communal gardens. An accompanied viewing is highly recommended.

Communal Entrance

Secure entrance door.

Hallway

Window to side, electric heater, power points. Carpet.

Inner Hall

Double gazed slide sash window to side, electric storage heater, power points, storage cupboard. Laminate flooring.

Open Plan Living Kitchen

Kitchen area comprising slide sash window to rear, fitted wall and base units, counter tops, stainless steel sink and drainer with mixer tap, integrated fridge freezer, slimline dishwasher, washing machine, power points, exposed timber beams. Laminate flooring. Lounge area comprising slide sash window to rear, electric storage heater, power points, TV point. Laminate flooring.

Master Bedroom

Two windows to front, electric storage heater, power points. Carpet.

















Walk-in shower cubicle, wash hand basin, low level WC, part tiled walls, shaver point, extractor fan. Tiled flooring with under floor heating.

Bedroom 2

Window to front, electric storage heater, power points. Carpet.

Bathroom

Velux to side, panelled bath with mixer tap, wash hand basin, low level WC, part tiled walls, wall mounted electric heater. Tiled flooring.

Outside

Communal gardens and bin store. Designated parking space.





LOCATION FLOOR PLAN Priory Medical Group - Victoria Way Surgery Monkton Rd First Floor 50 sq.ft. (4.6 sq.m.) approx. 1st Floor 678 sq.ft. (63.0 sq.m.) approx. Bedroom 1 11'6" x 10'7" 3.50m x 3.22m Huntington Rd Hallway Kitchen/Sitting Room 20'5" x 12'0" 6.22m x 3.67m Cooole Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the Booplan contained here, measurements of docs, windows, more and any other terms are approximate and no responsibility to taken for any error, who was not any other terms are approximate and no responsibility to taken for any error, propercive purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. 74 (69-80) 70 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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