



23 Huby Court, York, YO1 9UD

Guide Price £180,000

  
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Offered for sale with no onward chain
- Well presented two double bedroom maisonette
- Generously proportioned lounge
- Council Tax Band: B
- Contemporary city-centre residence
- Positioned within York's historic Bar Walls
- Lovingly maintained by the current occupants
- EPC: C72


## THE PROPERTY

Offered for sale with no onward chain, this well presented two-bedroom maisonette is ideally positioned within York's historic Bar Walls, just a short walk from the vibrant amenities of Walmgate and Fossgate.

The property opens into a welcoming entrance hallway with useful built-in storage, leading into a stylish modern kitchen fitted with smart wall and base units. The hall flows seamlessly into a generously proportioned lounge, providing a bright and comfortable living space ideal for both relaxing and entertaining.

Upstairs, the first floor offers a bathroom alongside two spacious double bedrooms, both well presented and practically sized.

The home has been lovingly maintained by the current occupants, making it a great opportunity for buyers seeking a contemporary city-centre residence.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## ACCOMMODATION

### Entrance Hallway

Bright entrance hall with two storage cupboards.

### Lounge

15'4" x 12'1"

Spacious lounge with feature fireplace.

### Kitchen

10'9" x 9'8"

Wooden wall & base units with worktops & space for appliances.

### Master Bedroom

12'9" x 11'2"

Spacious double bedroom.

### Second Bedroom

10'9" x 9'2"

Spacious Second Bedroom.

### Bathroom

6'3" x 6'2"

Three piece suite with bath, WC & hand basin.

### Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

