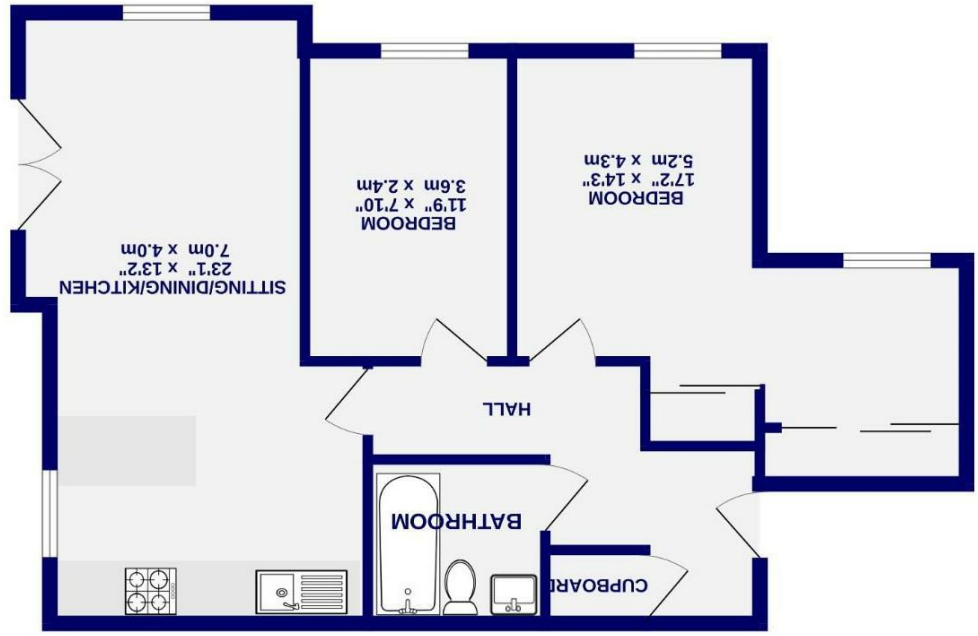


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Weald House, Birch
Huntington, York
YO31 9PR

Leasehold
 Council Tax Band - B

- Second Floor Apartment
- Two Bedrooms Plus Dressing Room / Office
- Open Plan Living Kitchen
- Sold With Tenant In Situ (Fixed term til 15th Dec 2024)
- Immaculately Presented
- Allocated Parking
- Approx. 673 Sq.m Of Living Accomodation
- Popular Location
- EPC - C



TOTAL FLOOR AREA - 673 sq. ft. (62.5 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements and dimensions of the rooms and any other areas and to check them against the actual measurements. The floor area and measurements shown are not intended to be used as a guide and no guarantee is given as to their accuracy. Measurements shown have not been tested and no guarantee is given as to their accuracy. Made with Metropix 3024



Weald House, Birch Close
Huntington, York
YO31 9PR

£200,000



The perfect investment sold with tenant in situ - A well presented two bedroom apartment situated in this popular residential development in Huntington. Immaculate throughout, this second floor apartment is ideally positioned as it is within walking distance of the city centre, and nearby to local shops and bus connections.

Entering through a secure communal door and up the stairs, the apartment comprises an entrance hall which leads into the reception room with a Juliet balcony. A generous space, this reception area offers hard flooring, multiple windows allowing natural light to flood through and a modern kitchen.

The rest of the apartment comprises two double bedrooms, with the second bedroom offering an additional space which could make the perfect office or walk in wardrobe. The internal accommodation is completed by the modern house bathroom and storage cupboard off the hall.

Externally are well kept communal grounds which comprise of some green spaces, and a one allocated parking as well as on street parking around the area.

Offered with no onward chain, viewing is highly recommended.

Leasehold
Length of lease- 125 years from 2007
Ground rent- £198.05 per annum
Ground rent review period- Every 10 years
Service charge- £1038.88 per annum
Service charge review period- annually
Buildings Insurance- £454.69
Council Tax Band- B

