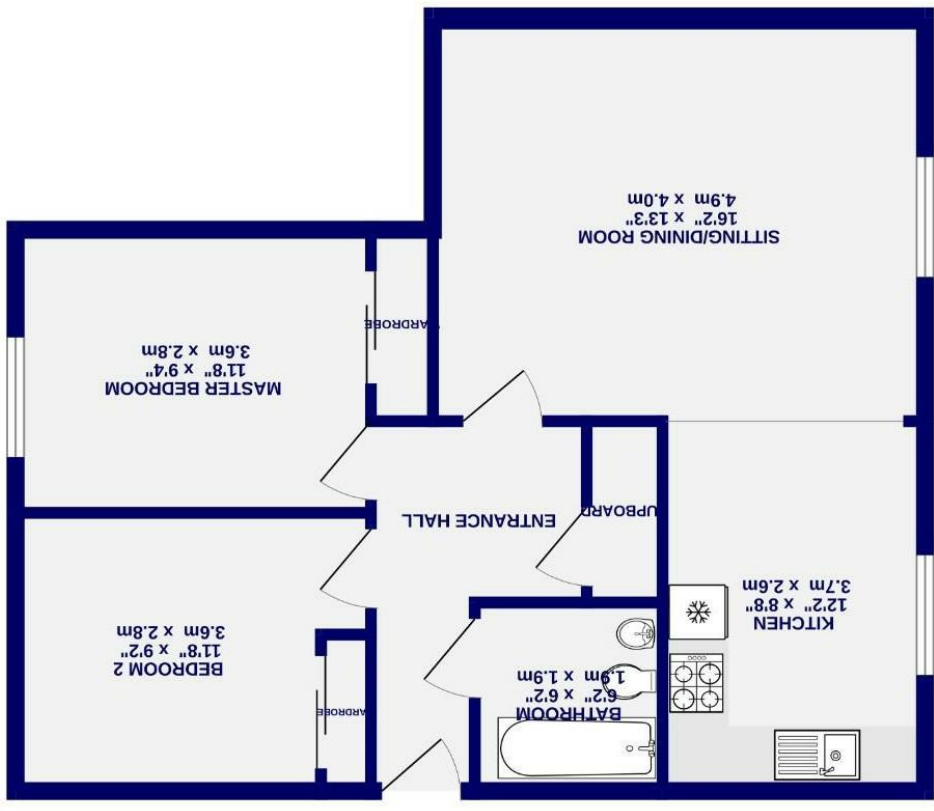


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

TOTAL FLOOR AREA: 665 sq. ft. (61.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that you obtain your own measurements. The floor area and any other areas 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.



GROUND FLOOR  
 665 sq. ft. (61.7 sq.m.) approx.

- EPC - C
- Modern Condition
- No Onward Chain
- Walking Distance To City Centre
- Private Parking
- Two Bedrooms
- Ground Floor Apartment

Council Tax Band - B

# Smeed House Birch Close, York YO31 9PF - View



Smeed House  
Birch Close, Huntington, York  
YO31 9PL

£190,000



This wonderful two bedroom ground floor apartment with secluded outlook is well proportioned and offered with no onward chain.

Located within this popular development, the property is ideally positioned for access to the city centre, varied commuter links and local amenities including those Vanguard retail centre has to offer.

The accommodation includes a good sized reception room opening through to a modern fitted kitchen with integrated appliances. There are two double bedrooms with fitted wardrobes to the master bedroom and bathroom.

The property also benefits from allocated parking; early viewing recommended.

Leasehold  
Length of lease- 125 years from 1 January 2007  
Ground rent £198.04 PA  
Ground rent review period N/A  
Service charge £1,408.04 PA

Council Tax Band- B

