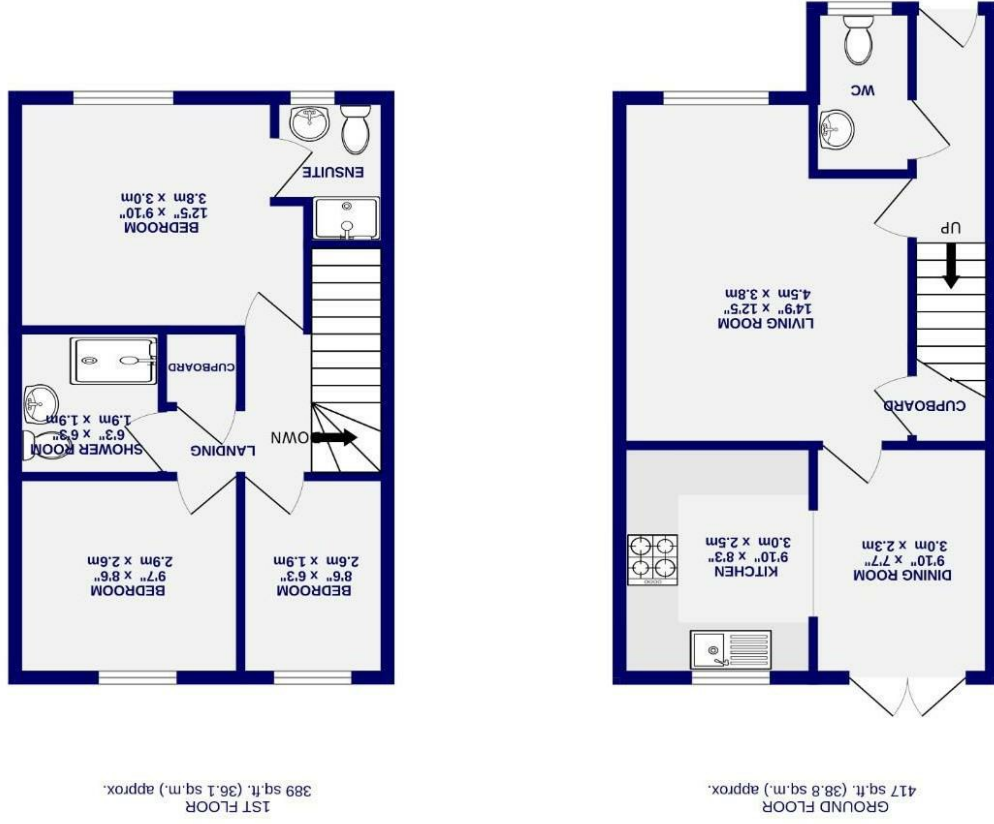


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 806 sq. ft. (74.9 sqm.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metreplan, 2024



- EPC - TBA
- Ideal First Home
- Popular Residential Setting
- Allocated Parking
- Enclosed Rear Garden
- First Floor Bathroom & W.C
- Three Bedrooms
- Mid Townhouse

Leasehold
 Council Tax Band - C

Birch Park Huntington, York YO31 9PA



Birch Park
Huntington, York
YO31 9PA

Offers In The Region Of
£250 000



Located in the popular residential setting of Huntington, which is positioned to the north of York, is this spacious three bedroom mid townhouse. Offering plenty of space throughout, this property could make a wonderful first home or investment purchase. Birch Park is within walking distance of the varied amenities Huntington has to offer, and benefits from regular commuter links to York city centre and train station nearby.

Internally the property briefly comprises an entrance hall with a W.C, that leads into the reception room to the front of the property. Enjoying a large window, this room is flooded with natural light throughout the day. To the rear is the open plan kitchen diner with French doors leading out to the enclosed garden. The kitchen offers an array of wall and base units, with space for a range of freestanding appliances.

On the first floor are three well proportioned bedrooms, landing and family bathroom.

Outside the property benefits from an enclosed rear garden, and allocated parking. There is also a lawn to the front of the property with a path leading to the pavement.

Leasehold
Length of lease- 999 years from 1 September 2000
Ground rent £0
Service charge £386.56 per annum

Council Tax Band- C

