

property on behalf of the vendor.

Leasehold
Council Tax Band - B

- Expected To Be Popular

This floor plan shows a 2-bedroom apartment. The layout includes a central hall connecting to a kitchen/living/dining area, two bedrooms, a bathroom, and a walk-in wardrobe. The kitchen/living/dining area is located at the bottom left, featuring a four-burner gas stove and a refrigerator. The first bedroom is at the bottom right, and the second bedroom is at the top left. The bathroom is at the top right, containing a bathtub, toilet, and sink. A walk-in wardrobe is situated between the bathroom and the second bedroom. The hall provides access to all rooms and includes a closet.

Room	Dimensions (m)	Dimensions (ft)
Bedroom	4.0m x 3.7m	13'0" x 12'0"
Bedroom	4.3m x 2.4m	13'1" x 8'0"
Kitchen/Living/Dining	6.3m x 3.5m	20'9" x 11'4"
Bathroom	-	-
Hall	-	-

TOTAL FLOOR AREA: 640 sq ft (59.5 sq m, approx.)



Birch Close, Huntingdon, York, YO31 9PL

Birch Close
Huntington, York
YO31 9PL

£195,000

 2  1

Beautifully presented and ideally positioned to the north of York, this stylish ground-floor apartment offers the perfect opportunity for first-time buyers or investors alike. With excellent access to the city centre, Monks Cross and Vanguard shopping parks, as well as a range of local amenities and transport links, the location could not be more convenient.

Internally, the property opens into a welcoming entrance hall with a useful storage cupboard before leading through to the bright open-plan living space, where a contemporary fitted kitchen provides ample storage and worktop space. There are two well-proportioned double bedrooms, including a wonderful master bedroom complete with a walk-in wardrobe, and a modern three-piece bathroom suite.

Externally, the apartment benefits from well-maintained communal gardens and an allocated parking space, ensuring easy access and day-to-day convenience.

Ideal as a first home or a smart investment purchase, this delightful apartment is ready to move into and early viewing is highly recommended.

Leasehold
Length of lease- 107 years remaining
Ground rent - £205.35 per annum
Service Charge- £1,548.40 per annum

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