

property on behalf of the vendor.

Leasehold Council Tax Band - B

- Expected To Be Popular

This floor plan shows a 3-bedroom house with a central hall. The layout includes:

- HALL:** A central hall with a door leading to the front garden.
- BEDROOM (Top Left):** 13'11" x 8'0" (4.3m x 2.4m)
- BEDROOM (Bottom Left):** 20'9" x 11'4" (6.3m x 3.5m)
- KITCHEN/LIVING/DINING:** Located at the bottom left, featuring a four-burner gas hob and a built-in oven.
- BATHROOM:** Located at the top right, containing a bathtub, toilet, and sink.
- ALK-IN WARDROBE:** Located at the top right, adjacent to the bathroom.
- Bedroom (Top Right):** 13'0" x 12'0" (4.0m x 3.7m)

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the measurements will form part of the overall illustration 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 warranty is made in relation to their operation. Made with Metaplan ©2025



Birch Close, Huntingdon, York, YO31 9PL



Birch Close  
Huntington, York  
YO31 9PL

£195,000

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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

Council Tax Band- B

