

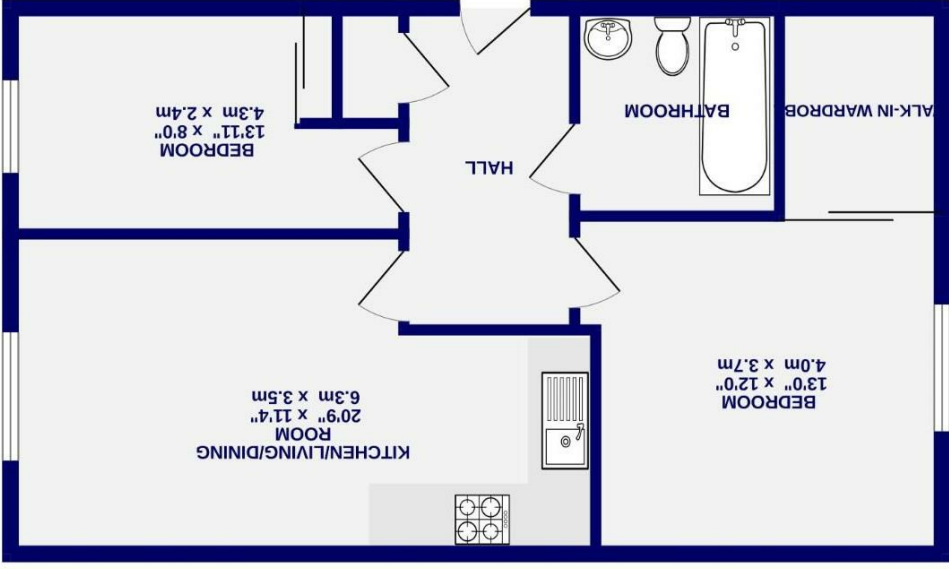
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# Birch Close Huntington, York YO31 9PL

Leasehold  
Council Tax Band - B

- Ground Floor Apartment
- Two Double Bedrooms
- Allocated Parking
- Open Plan Kitchen Living Diner
- Ideal First Home
- Convenient Location
- Expected To Be Popular
- EPC D

GROUND FLOOR  
640 sq. ft. (59.5 sq. m.) approx.



TOTAL FLOOR AREA: 640 sq. ft. (59.5 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 to take the space and dimensions of the property as shown on the floorplan and not to rely on the floorplan for any purpose. The floorplan is provided for information only and should not be used as a guide. The floorplan is provided for information only and should not be used as a guide. The floorplan is provided for information only and should not be used as a guide. The floorplan is provided for information only and should not be used as a guide.



Birch Close  
Huntington, York  
YO31 9PL

£190,000



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

