



Russet House, Birch Close, York, YO31 9PN

- Two Bedroom Ground Floor Apartment
- Spacious Open Plan Kitchen/Living Room
- No Onward Chain
- Well Presented Throughout
- Modern Bathroom
- Council Tax Band B

£175,000



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DESCRIPTION

A well-presented two-bedroom ground-floor apartment, offered for sale with no onward chain and providing bright, modern, low-maintenance accommodation ideal for first-time buyers, investors or those looking to downsize.

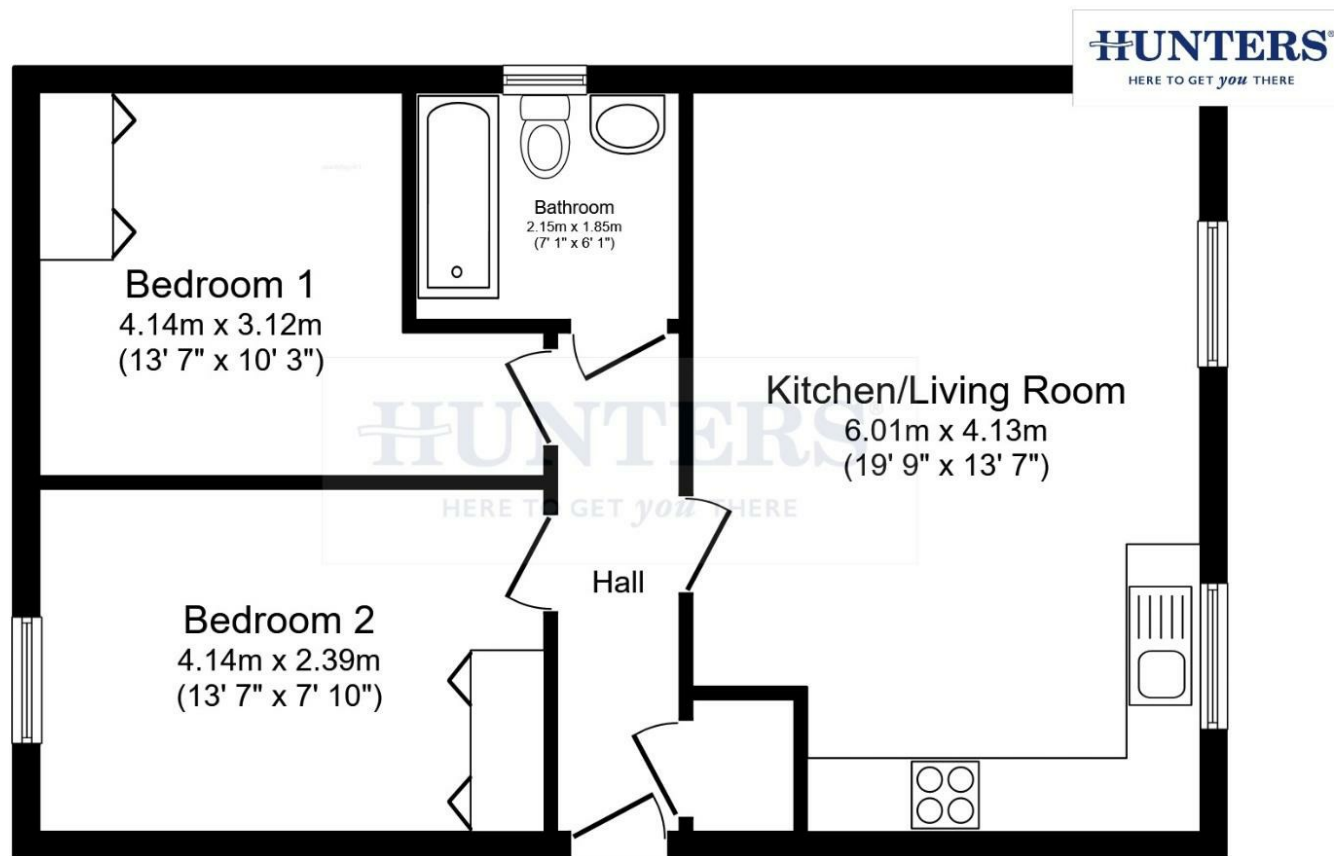
The apartment is arranged around a central entrance hallway, providing access to both bedrooms, the bathroom and the main living accommodation. A particular highlight is the generous open-plan kitchen, living and dining space, offering excellent flexibility for everyday living and entertaining. The fitted kitchen incorporates a good range of units, worktop space and integrated appliances, with ample room alongside for comfortable seating and a dining area.

There are two well-proportioned bedrooms, including a comfortable main double bedroom. The second bedroom provides useful flexibility as a guest room, home office or additional bedroom. A modern bathroom with a white suite and tiled finish completes the accommodation.

Positioned on the ground floor of this popular residential development, the property combines a practical layout with contemporary presentation and the convenience of apartment living. With no onward chain, it represents an appealing opportunity for buyers seeking a straightforward purchase, first home or buy-to-let investment.







Total floor area 56.7 m² (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

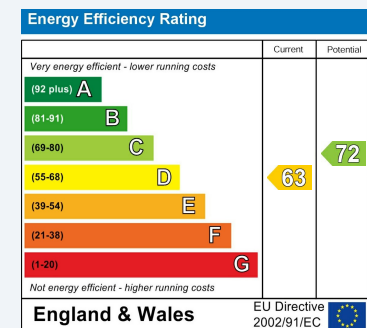
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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