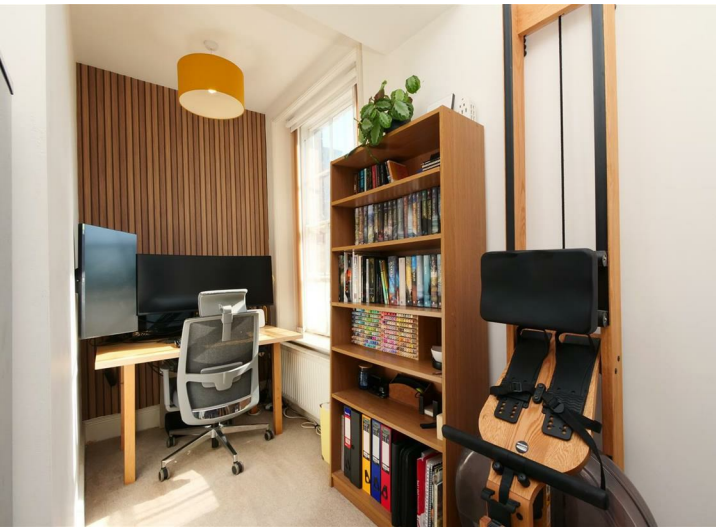




13 Huntington Road, York, YO31 8RB

Guide Price £165,000



6 Victoria House, 13 Huntington Road, York, YO31 8RB

£165,000

NO ONWARD CHAIN! A lovely first floor one bedroom, apartment overlooking the river Foss and set within this central position within easy reach of York's historic city walls and sought after nearby amenities. Suitable for a range of buyers as an ideal home or city centre investment, this property is not to be missed! Accessed via a secure communal entrance hallway it internally comprises entrance hall, 20' lounge with study area, fitted kitchen, double bedroom and a three piece shower room. To the outside is a shared front forecourt overlooking the river Foss as well as bin and bike storage. An accompanied viewing is strongly recommended.

Description

Entrance Hallway

Entrance door, storage cupboard, double panelled radiator, power points, laminate flooring.

Lounge

13'8 x 10'8

Slide sash window to front, double panelled radiator, TV points, power points, carpet.

Study Area

7'4 x 4'6

Slide sash window to front, double panelled radiator, power points, carpet

Kitchen

9'5 x 6'0

Fitted wall and base units comprising counter tops, stainless steel sink and draining board, built in oven and hob, space and plumbing for appliances, power points, vinyl flooring.

Bedroom

9'7 x 9'1

Slide sash window with secondary glazing to front, double panelled radiator, power points, carpet.

Shower Room

Walk-in shower cubicle, was hand basin, low level WC, part tiled walls, towel rail/radiator, power points, extractor fan, vinyl flooring.

Outside

Large communal front forecourt, bin and bike storage.

Lease/Service Charge to be advised.

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



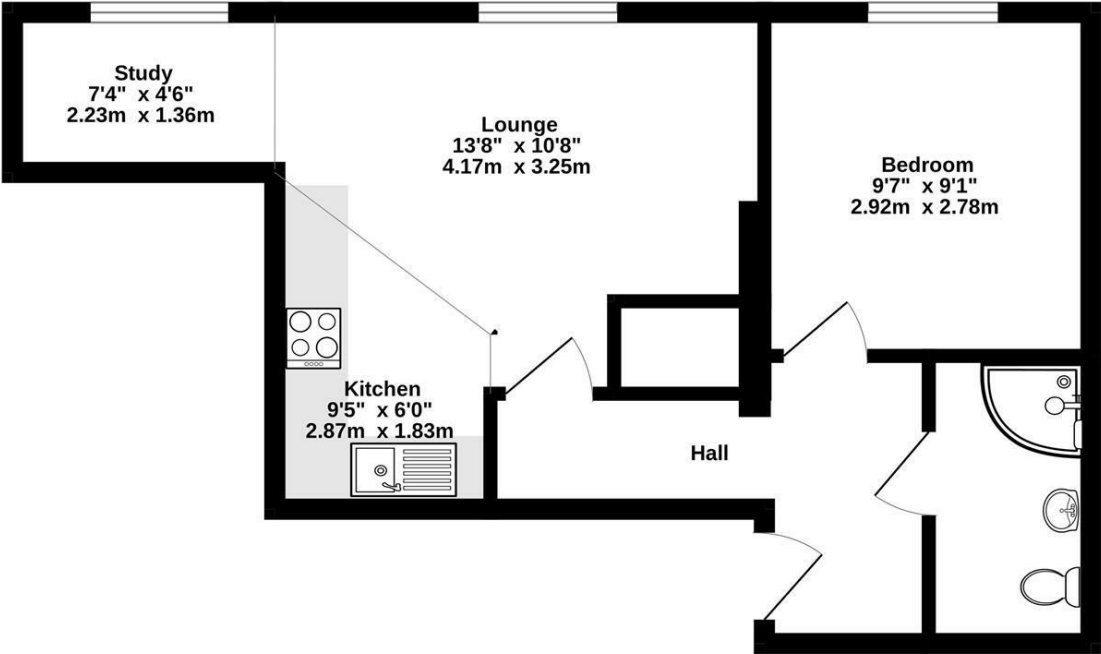
Features

- Lovely First Floor One Bedroom Apartment Overlooking The River Foss.
- Within Easy Reach Of York's Historic City Walls And Popular Local Amenities.
- Suitable As A Home Or City-Centre Investment.
- Includes Entrance Hall, 20' Lounge With Study Area, Fitted Kitchen And Double Bedroom.
- Three-Piece Shower Room, Plus Secure Communal Entrance Hallway.
- Shared Front Forecourt Overlooking The River Foss, With Bin And Bike Storage.
- Council Tax Band: A
- EPC D63



FLOOR PLAN

First Floor
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.