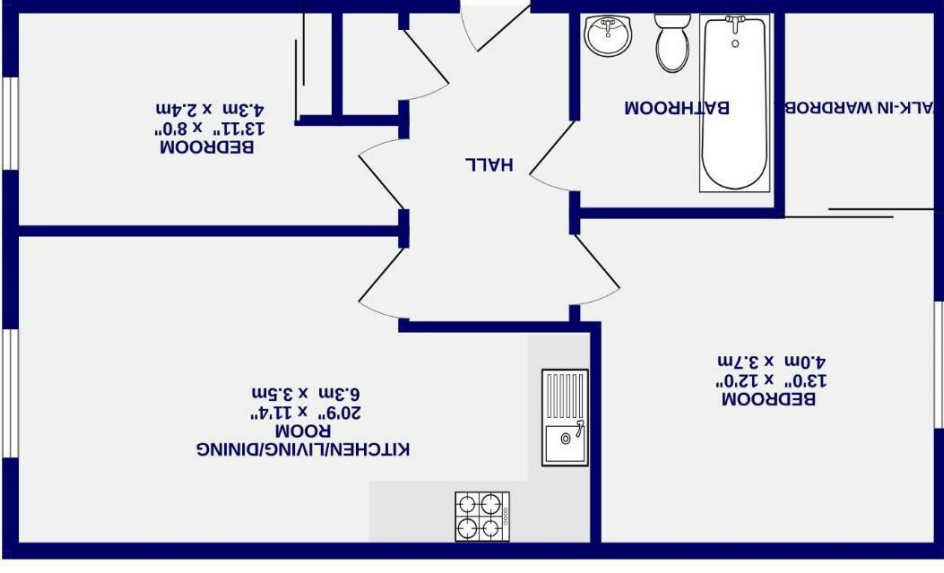


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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

Leasehold  
Council Tax Band - B

# Birch Close Huntington, York YO31 9PL



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

TOTAL FLOOR AREA - 640 sq. ft. (59.5 sq. m.) approx.  
While 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 measurements and dimensions of the property in person. The floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide. The location, position and appliances shown have not been tested and no guarantee is given as to their operation. Plans made with Metropack, 02025



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

