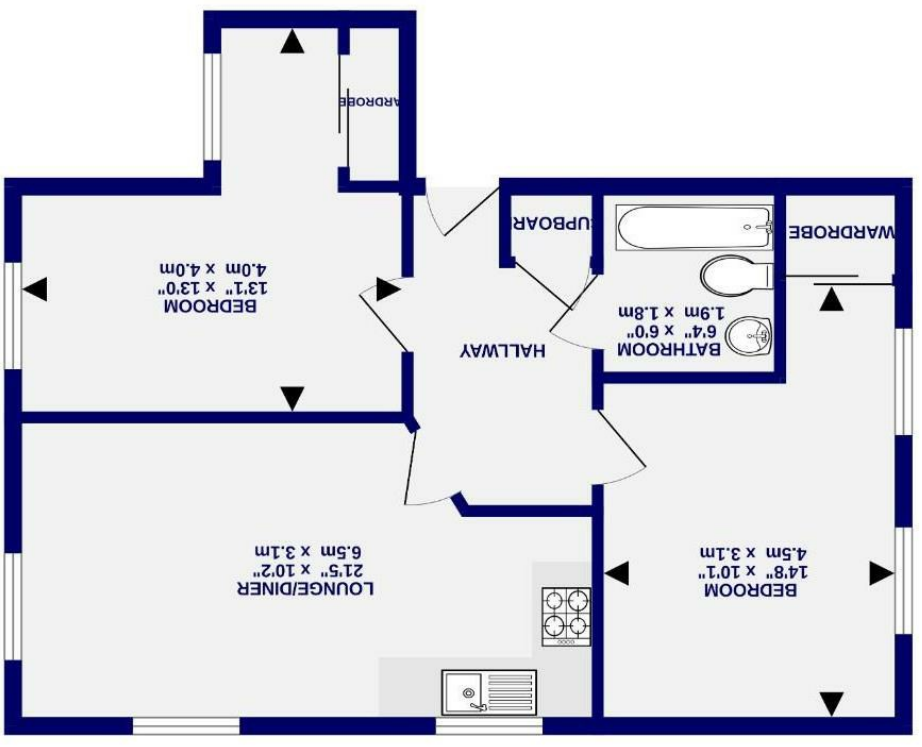


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

TOTAL FLOOR AREA: 557 sq.ft. (51.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas and specifications are given as a guide only. 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



1ST FLOOR
 557 sq.ft. (51.7 sq.m.) approx.

- First Floor Apartment
- Two Bedrooms With Integrated Storage
- Well Presented Throughout
- Popular Residential Development
- Allocated Parking
- Secure Communal Entrance
- No Onward Chain
- EPC- B

Council Tax Band - B

Leasehold

Birch Close Huntington, York YO31 9PL



Birch Close
Huntington, York
YO31 9PL

Offers In The Region Of
£196 000



A well presented two bedroom apartment situated in this popular residential development in Huntington. Ready to move into, this first floor apartment is ideally positioned as it is within walking distance of the city centre, and nearby to local shops and bus connections. Offered with no onward chain, this property could make a wonderful first home or investment purchase.

Entering through a secure communal door and up the stairs, the apartment comprises an entrance hall which leads into the spacious reception room which benefits from windows that look across tree tops towards the within the development. The kitchen, as part of the reception room, offers a range of wall and base units, and some integrated appliances. Across the hall are two spacious bedrooms, both offering built in storage, and a three piece bathroom with floor to ceiling wall tiles.

Externally are well kept communal grounds which comprise of some green spaces, and a one allocated parking as well as on street parking around the area.

Offered with no onward chain, viewing is highly recommended.

A selection of rooms have been dressed using AI for illustrative purposes.

Leasehold
Length of lease- 125 years from and including 1 January 2007
Ground rent £392 per annum
Ground rent review period N/A
Service charge £1,200 per annum

Council Tax Band- B

