

## St. Denys Road, York, YO1 9PU

- Two Bedroom Apartment
- Secure Allocated Parking Space
- Excellent Rental Investment
- City Centre
- \*\*\*SOLD AS FURNISHED OR UNFURNISHED\*\*\*
- No Onward Chain
- Secure Bike Store
- Council Tax Band C

£265,000

# St. Denys Road, , York, YO1 9PU



\*\*\*The property can be sold as FURNISHED or UNFURNISHED at the buyer's request.\*\*\*

An impressive two bedroom apartment placed within the city walls and offering the huge benefits of an open plan living area, a bathroom, a shower room, a secure allocated parking space and secure bicycle storage.

Placed in a popular development just off Walmgate the property has easy access to all the attractions and amenities the city has to offer. Popular restaurants and bars are just a short stroll away and there is also a simple route out of the city towards the A64.



The apartment is accessed through a secure communal hallway with either a staircase or lift leading to the 2nd floor. The accommodation then starts with access to a hallway through to the master double bedroom with a large bay window with views of Walmgate and York Minster. There is a fully tiled and mirrored three-piece Jack & Jill bathroom suite.

Then continuing down the stairs leading down to the heart of the property, it opens up to an open plan lounge/diner and fitted kitchen. With windows on two elevations there is ample space for both living and dining. The kitchen area has a range of wall and base units and oven, hob, integrated double fridge/freezer and washer / dryer. Leading across the room is an ample storage unit housing the hot water cylinder and shelving for storage/cloaks with space for a washer/dryer. Adjoining this area is the second double bedroom with a fully tiled bathroom including shower unit. Both bedrooms feature ottoman-style beds which can be included in the sale.

The exterior of the building features one secure gated parking space and lovely communal gardens. Furniture optional as required.



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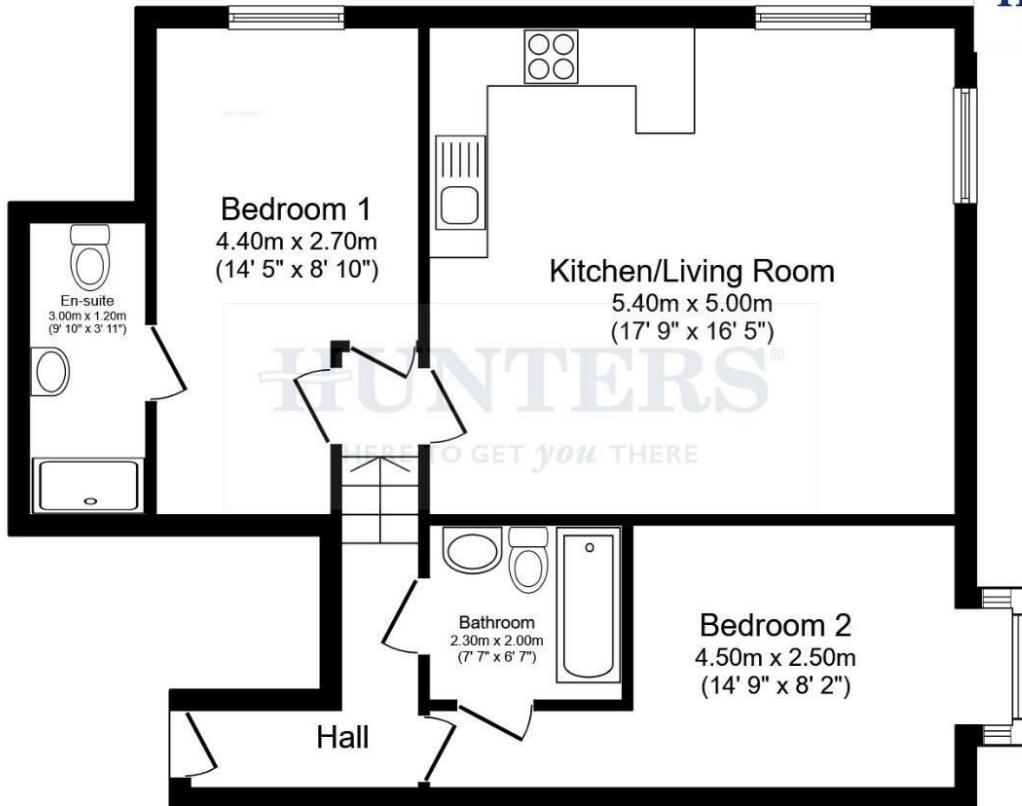


## Compliance

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Coadjute, who will contact you once you have had

an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



Total floor area 64.5 sq.m. (694 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 [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto: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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	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 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.