



## Navigation Road, York, YO1 9XA

- Sold With No Onward Chain
- Secure Off Street Parking
- Close Proximity To Local Amenities
- City Centre Living
- Two Double Bedrooms
- Council Tax Band - D

**Guide Price £200,000**



# Navigation Road, York, YO1 9XA

## DESCRIPTION

Hunters presents this stunning, modern two-bedroom apartment located on the second floor of the iconic Rowntree Wharf development in the heart of York City Centre. This beautifully designed apartment offers stylish and contemporary living in one of the most sought-after locations in the city.

As you enter the apartment, you'll be greeted by a spacious and bright hallway and open-plan living area, which features large windows that flood the space with natural light. The sleek and modern kitchen is fully equipped with high-end integrated appliances including; double oven, four burner hob, dishwasher and fridge and separate freezer.

The apartment features two generously sized bedrooms, both of which are tastefully decorated with the master providing ample storage space. Both bedrooms are served by a modern three-piece family bathroom.

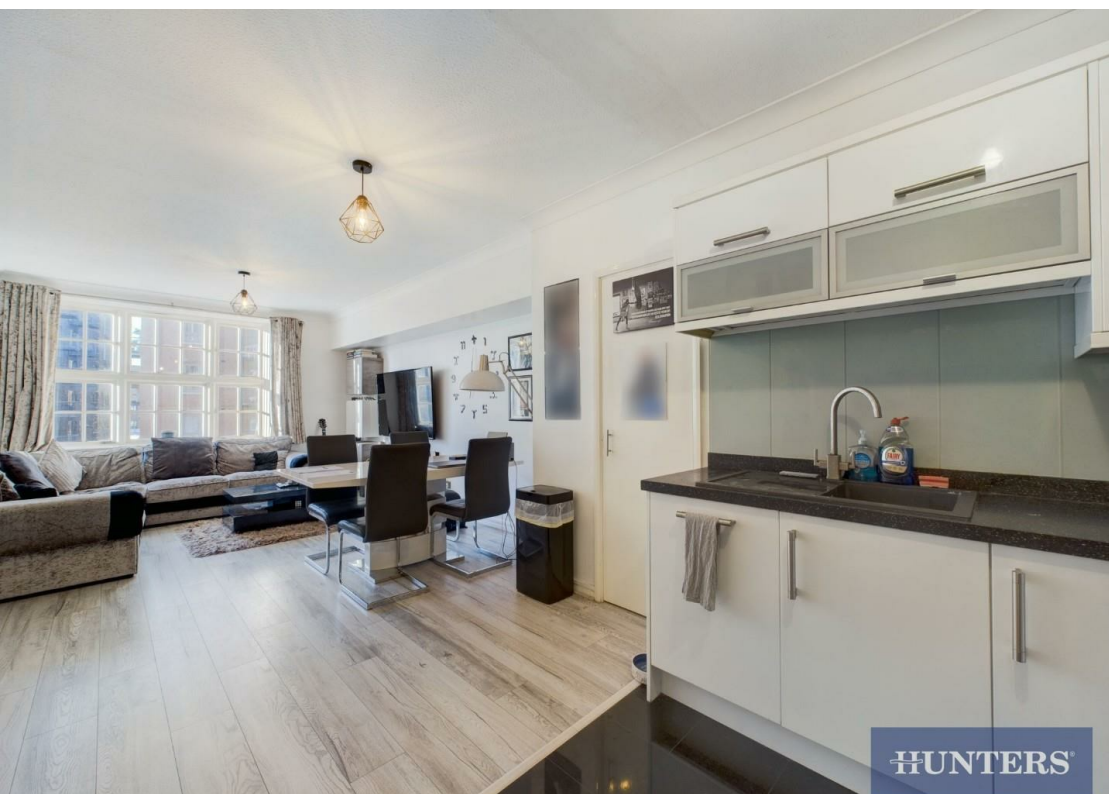
The property also benefits from an optional parking space, ideal for those who require secure off-street parking.

Rowntree Wharf is a well-known and highly desirable development, boasting an enviable location in the heart of York City Centre. Residents can enjoy all the benefits of city centre living, with a plethora of restaurants, cafes, shops and entertainment venues on their doorstep. The development also benefits from excellent transport links, making it ideal for commuters or those looking to explore the surrounding area.

Overall, this stunning two-bedroom apartment in Rowntree Wharf is the perfect choice for those seeking stylish and modern living in the heart of York's historic city centre. Book a viewing today and experience the best of city living!

**\*SERVICE CHARGE INCLUDES WATER AND BUILDINGS INSURANCE\***







### Viewings

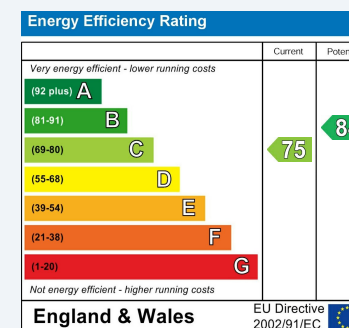
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.