Dodsworth Avenue, , York, YO31 7TR

- OVER 55'S DEVELOPMENT
- UTILITY CUPBOARD WITH PLUMBING
- GROUND FLOOR
- EPC RATING D
- NO ONWARD CHAIN
- MODERN ELECTRIC HEATING
- COUNCIL TAX BAND B

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HERE TO GET *you* THERE

By Auction £55,000

Dodsworth Avenue, , York, YO31 7TR

DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £55,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS
A one bedroom, ground floor apartment in a popular over 55's development, approximately half a mile from York's historic city walls.

The building is accessed via a communal entrance with intercom entry system. Upon entering the property itself you have an entrance hall with useful utility cupboard including plumbing for a washing machine.

There is a spacious living room with feature fireplace and doors leading out to the communal gardens to the front.

Just off the living room you have the fitted kitchen with a range of base and wall units as well as space for free standing oven and fridge freezer.

There is a double bedroom with window overlooking the communal garden. The internal accommodation is completed by the shower room with sink, W.C and shower cubicle.

Langley House benefits from a communal lounge and launderette facilities, there is an on site warden and residents parking is available.

Offered for sale with no onward chain viewing of this property is highly recommended.

Total floor area 42.2 m² (455 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

Viewings

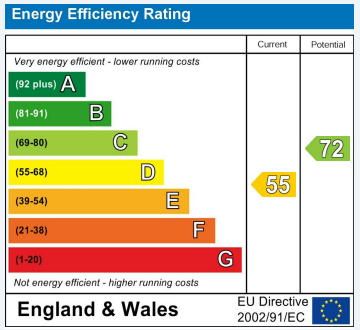
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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