



61 Kitchener Street
Huntington Road, York YO31 8RZ



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YO31 8RZ**

£210,000

Ideally situated on Huntington Road, this well-maintained mid-terraced home enjoys a superb location close to the River Foss, York Hospital, and within easy walking distance of York city centre.

The property offers well-presented accommodation throughout, featuring a modern fitted kitchen, two well-proportioned bedrooms and a ground floor bathroom. Outside, there is an enclosed courtyard with the added benefit of a useful outbuilding for storage.

With a move-in-ready interior this is an excellent opportunity for first-time buyers, professionals, or investors alike, this property is offered for sale with no forward chain, ensuring a smooth purchase.

Council Tax Band A
EPC Rating D

Lounge

12'2 x 10'9 (3.71m x 3.28m)

UPVC door. UPVC window. Radiator. Door to kitchen.

Kitchen

10'9 x 9'5 (3.28m x 2.87m)

A modern fitted kitchen with wall and base units and coordinating worktops. Built in fridge freezer. Built in oven with electric hob and extractor hood above. Sink and drainer unit. Space and plumbing for washing machine. UPVC window, Radiator. Boiler.

Inner Lobby

Built in storage cupboard. Part glazed UPVC door leading to the rear yard.

Bathroom

Fitted with three piece suite comprising; bath with shower over, wash hand basin and toilet. Radiator. Opaque UPVC window.





Stairs to first floor

Loft hatch to the top landing.

Bedroom One

12'2 x 9'9 (3.71m x 2.97m)

UPVC window. Radiator. Two built in cupboards with clothes rails. Feature fireplace.

Bedroom Two

9'5 x 7'10 (2.87m x 2.39m)

Feature fireplace. UPVC window. Radiator.

Rear Yard

To the rear of the property is a walled courtyard, with raised flowerbed and outbuilding. There is a UPVC door to the rear alleyway, providing easy access for bikes and bins.

Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property.

Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

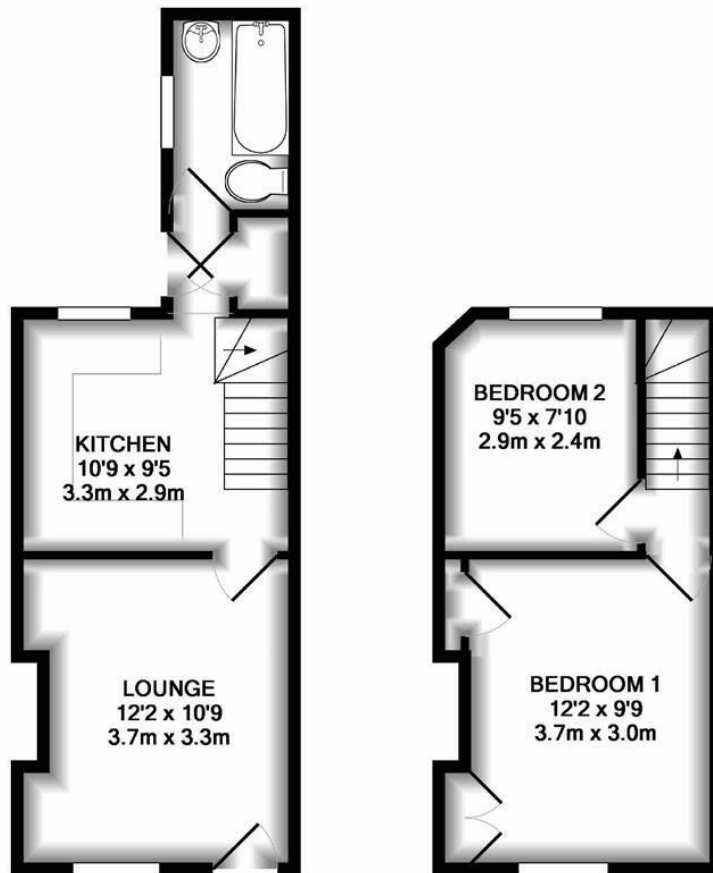
Council Tax Band of the property is A. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



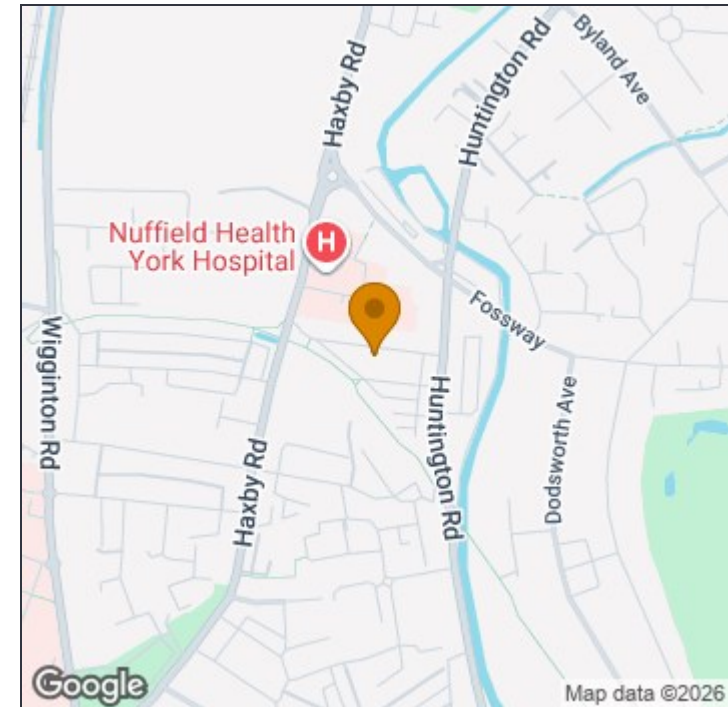


GROUND FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 226 SQ.FT.
(21.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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