



Birch Close, York

- No Onward Chain
- Allocated Parking
- Good Local Amenities
- Ideal For First Time Buyers Or Investors
- Open Plan Living
- Juliet Balcony

Offers In The Region Of £170,000



Tenure: Leasehold

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Birch Close, York

DESCRIPTION

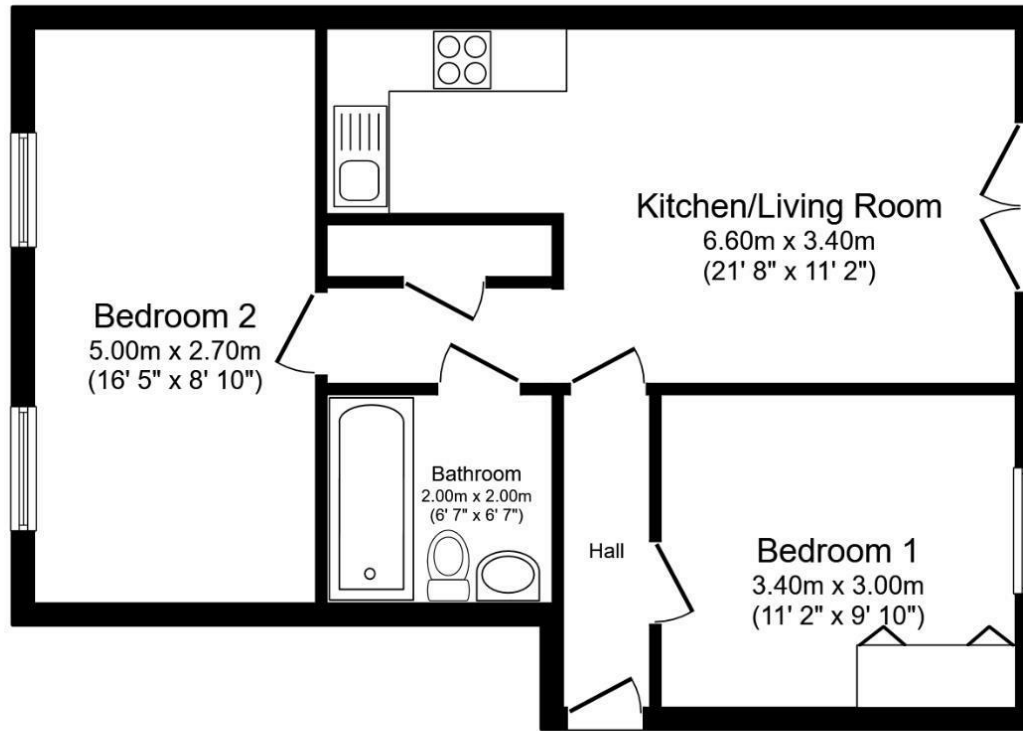
Hunters presents this lovely two bedroom apartment in the popular development of Birch Park, Huntington offered with no onward chain.

The area provides a fantastic range of local amenities with great access in and out of the city towards the A64 ring road and the popular retail parks, Vangarde and Monks Cross.

This apartment comprises entrance hall with two double bedrooms, both with built in fitted wardrobes and a modern three-piece bathroom suite. Off the hall, to the rear of the property you have a bright and airy open plan living/dining and well-presented kitchen area with fitted fridge/freezer, oven, electric hob, washer/dryer and dishwasher.

The property benefits from an allocated parking space and the development itself currently provides free on-street parking. A viewing is highly advised to appreciate all this apartment has to offer.





Floor Plan
Floor area 56.0 sq.m. (603 sq.ft.)

Total floor area: 56.0 sq.m. (603 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com <https://www.hunters.com>



Council Tax: B

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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

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