

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

22 Wyre Court, Haxby, York, YO32 2ZB

Guide Price £155,000

Property Images



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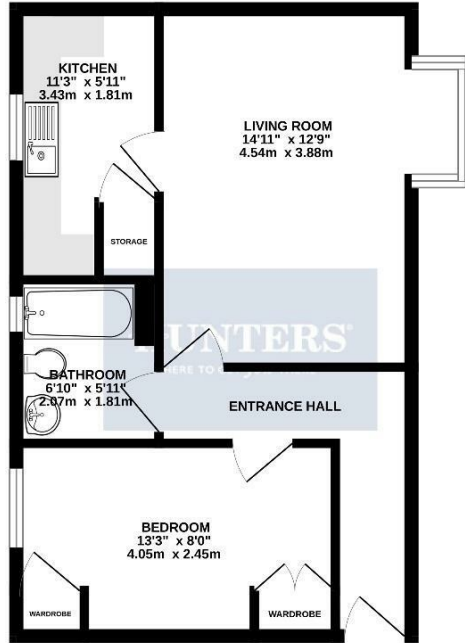
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1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq ft. (40.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls 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 for any prospective purchase. The services, systems and appliances shown have no warranty and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo 12.0.0.4

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

ONE BED FLAT - FIRST FLOOR - CENTRAL HAXBY LOCATION - NO ONWARD CHAIN - VACANT POSSESSION - Located in Haxby is this one-bedroom first-floor apartment within walking distance of local amenities. With fantastic transport links to the city centre the accommodation is accessed via a shared ground floor door and then private access into a hallway that leads to the living room and kitchen, as well as the double bedroom with fitted furniture and a bathroom. Outside there is also unallocated off street parking available. The property has gas central heating and double-glazed windows. EPC Rating C . Council Tax Band: A.

## Features

- NO ONWARD CHAIN • ONE BED APARTMENT LEASEHOLD • FIRST FLOOR • CENTRAL HAXBY LOCATION • HANDY FOR AMENITIES • OFF STREET UNALLOCATED PARKING SPACE AVAILABLE • VACANT POSSESSION • GAS CENTRAL HEATING • EPC RATING C • COUNCIL TAX BAND A