



Darwin Close
Huntington, York
YO31 9PG

Offers Over £170,000



Located on the first floor of this modern development, 9 Essex House offers a bright and well-maintained two bedroom apartment with the benefit of private parking. Situated in the sought-after Huntington area, the property enjoys excellent access to York city centre, Monks Cross, Vangarde Shopping Park and the A64, making it ideal for both professionals and investors.

The accommodation comprises an entrance hallway leading to a generous open-plan living and dining space, with large windows offering plenty of natural light. The separate kitchen is fitted with a range of wall and base units and includes integrated appliances. There are two well-proportioned bedrooms, including a spacious main bedroom, along with a modern bathroom with a white three-piece suite and shower over the bath.

Externally, the property benefits from a private allocated parking space and well-kept communal grounds. The apartment is offered in good condition throughout and would make an ideal first-time buy or investment opportunity.

Leasehold
Length of lease- 975 years remaining
Ground rent- £0
Ground rent review period- Fixed
Service charge- £834.13 per annum
Reserve Fund £363.10

Council Tax Band - B





Darwin Close Huntington, York YO31 9PG

Leasehold
Council Tax Band - B

- Apartment
- Two Bedroom
- First Floor
- Allocated Parking Space
- Well Presented
- Walking Distance Of York City Centre
- EPC TBC



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. If included in the plan the measurements will form part of the overall floor area 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.
Made with Metropix 52025

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.