



Weald House, Birch Close, York £170,000

Appealing to both young professionals and investors alike, this well presented two bedroom third floor apartment, is situated in the ever popular Huntington area of York. Available for sale with no onward chain, and with great bus and road links to York City Centre and further afield, an early viewing is strongly advised.



Description

The property is accessed via a communal entrance hall and staircase and entered through a solid wood door into a well-proportioned hallway with a sizeable storage cupboard and doors leading off to all ground floor accommodation. Situated on the third floor, the apartment boasts an open plan kitchen living area with large uPVC double glazed windows, electric radiators and wood effect laminate flooring. The kitchen itself benefits from a range of base units, oven and electric hob, stainless steel sink with drainer and granite effect laminate worktops.



The master bedroom can be found to the rear elevation and is a large double room with built-in storage and Velux windows. Bedroom two is another well-proportioned double room again benefitting from built-in storage. Completing the internal accommodation is a stylish house bathroom which is fully tiled and briefly comprises a bath with shower over, floating wash basin, and low flush WC.



To the outside are beautifully maintained communal gardens and crucially the property benefits from an allocated parking space. The apartment block boasts secure fob access as well as an intercom entry system.

Property Information

Tenure: Leasehold

Services/Utilities: All Mains Services Connected, Electric Heating

Broadband Coverage: Up to 1000 Mbps download speed*

EPC Rating: TBC

Council Tax: City of York. Band B

Current Planning Permission: No current planning permissions



Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

Starting Year of Lease : 01/01/2007

Years Remaining on Lease : 107 years (125 initial lease)

Service Charges : £1185 per annum plus £328 insurance

Ground Rent : £334

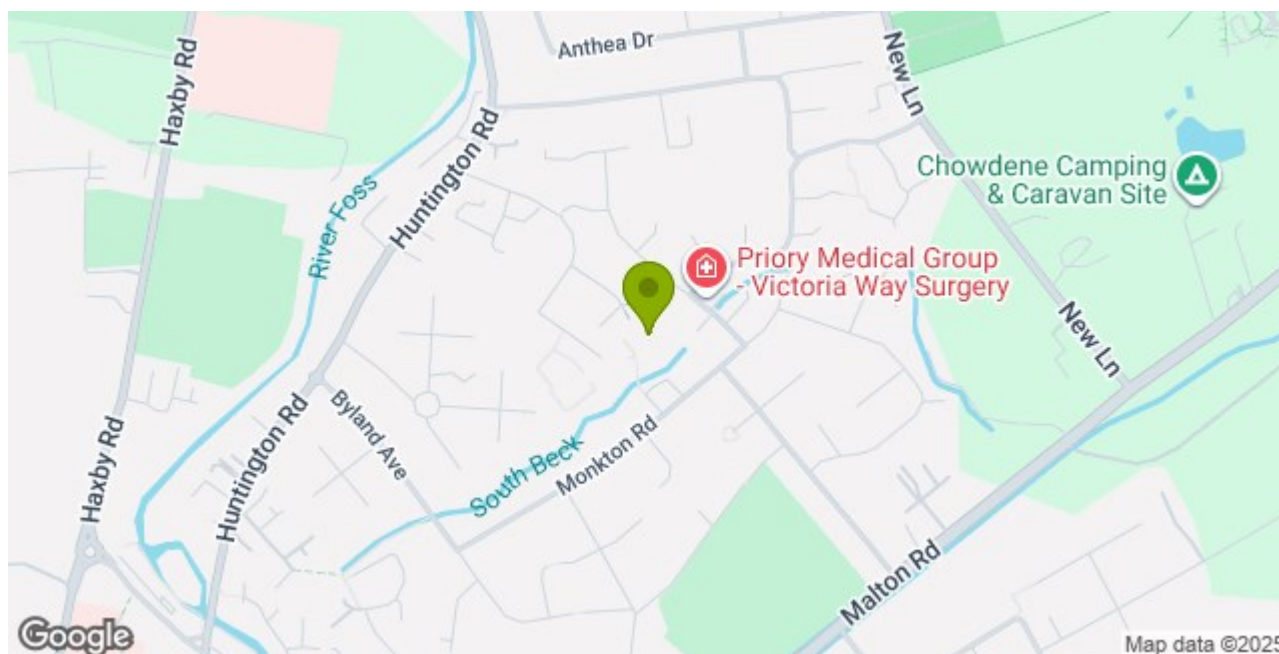
Management Company : Avon estates (london) limited



Weald House, York, YO31 9PR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 694 SQ FT / 64.44 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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