





# Birch Close Huntington, York YO31 9PL

## Offers In The Region Of



A well presented two bedroom apartment situated in this popular residential development in Huntington. Ready to move into, this first floor apartment is ideally positioned as it is within walking distance of the city centre, and nearby to local shops and bus connections. Offered with no onward chain, this property could make a wonderful first home or investment purchase.

Entering through a secure communal door and up the stairs, the apartment comprises an entrance hall which leads into the spacious reception room which benefits from windows that look across tree tops towards the reception room. The kitchen, as part of the reception room, offers a range of wall and base units, and some integrated appliances. Across the hall are two spacious bedrooms, both offering built in storage, and a three piece bathroom with floor to ceiling wall tiles.

Externally are well kept communal grounds which comprise of some green spaces, and a one allocated parking as well as on street parking around the area.

Offered with no onward chain, viewing is highly recommended.

Leasehold  
Length of lease- 125 years from and including 1 January 2007  
Ground rent £392 per annum  
Ground rent review period N/A  
Service charge £1,200 per annum

Council Tax Band- B





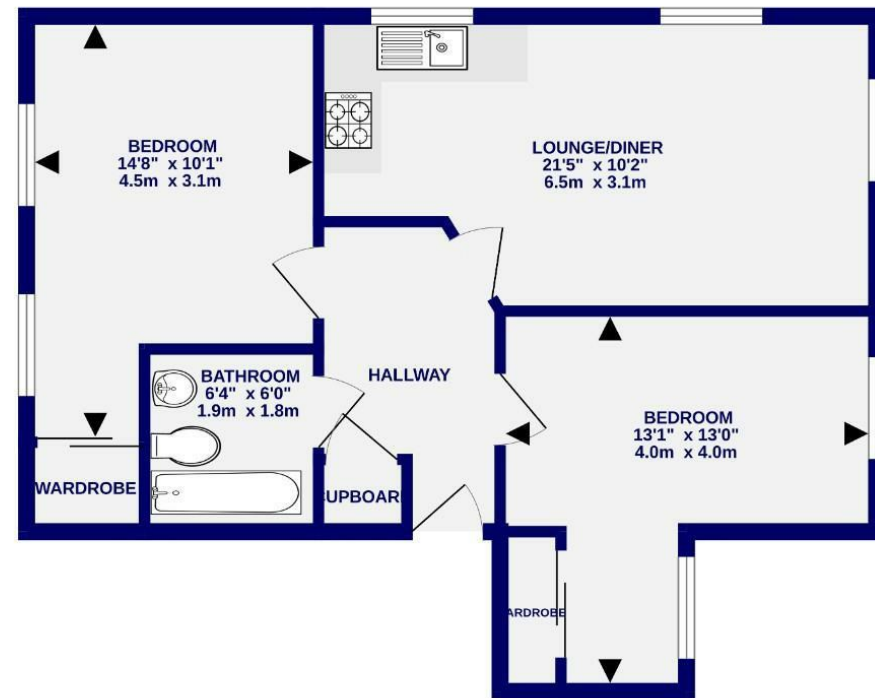


# Birch Close Huntington, York YO31 9PL

Leasehold  
Council Tax Band - B

- First Floor Apartment
- Two Bedrooms With Integrated Storage
- Well Presented Throughout
- Popular Residential Development
- Allocated Parking
- Secure Communal Entrance
- No Onward Chain
- EPC- B

1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/sheds 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.  
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