



## Swann Street, York, YO23 1AF

- No Onward Chain
- External Storage Cupboard and Shed
- Communal Garden
- Close To Bishopthorpe Road
- First Floor
- Council Tax Band A

**£175,000**



# Swann Street, York, YO23 1AF

## DESCRIPTION

A well-presented two-bedroom first-floor apartment situated just outside York's historic city walls, and only a short walk from the ever-popular Bishopthorpe Road with its vibrant selection of independent shops, cafes, and amenities.

The property is accessed via a secure communal entrance with an intercom entry system, with stairs leading to the first floor.

Upon entering the apartment, a welcoming entrance hall provides access to all principal rooms. The kitchen features a range of fitted units with space and plumbing for free-standing appliances.

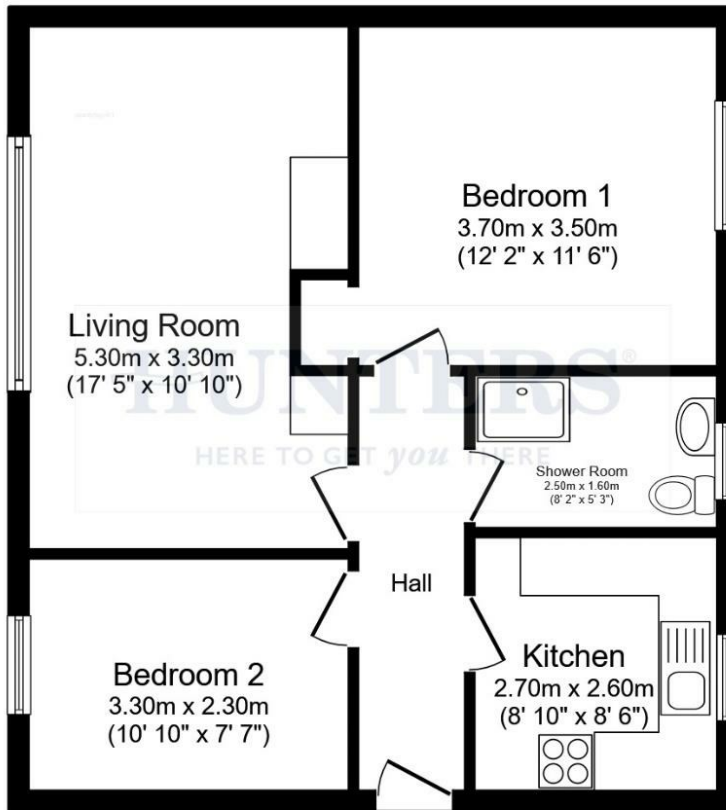
The accommodation also includes a fully tiled shower room comprising a walk-in shower cubicle, wash basin, WC, and heated towel rail.

There are two well-proportioned bedrooms, providing flexible living or working space. Additional benefits include a useful storage cupboard on the communal landing, an external shed, and access to well-maintained communal gardens to the rear.

This apartment presents an excellent opportunity for first-time buyers, downsizers, or investors looking to purchase in a desirable and convenient location close to the heart of York.







Total floor area 55.9 sq.m. (602 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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

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.

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