



## Nicholas Gardens, York, YO10 3EY

- Very Well Presented First-Floor Apartment
- Allocated Parking Space
- No Onward Chain
- Easy Access To York City Centre
- Two Bedrooms

**£175,000**



# Nicholas Gardens, York, YO10 3EY

## DESCRIPTION

Located in Nicholas Gardens just off Hull Road, this very well-presented first-floor flat is offered with no onward chain. It sits in an extremely convenient position, with York city centre close by and easily reached on foot, by bus or by car. The University of York is only moments away, making the property well suited to students, academics and professionals.

Set off one of York's main arterial routes, the flat benefits from excellent transport links, including straightforward access to the inner and outer ring roads, the A64 towards Leeds and Scarborough, Hull Road, the A59 and wider regional connections.

Inside, there is a good-sized lounge and a practical kitchen fitted with a range of units, electric cooker and extractor. The bathroom includes a clean three-piece suite with a shower over the bath. There are two well-proportioned bedrooms, offering flexible space for sleeping, working or storage.

The property also provides electric storage heating and an allocated parking space. With its sensible layout, strong location and chain-free status, this is a straightforward and well-placed flat ideal for anyone wanting easy access to York.







Total floor area 47.0 m<sup>2</sup> (505 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 propertybox.io

### Viewings

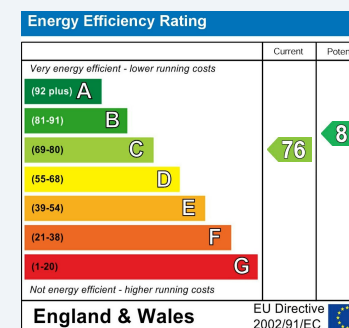
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.