# Melrosegate, York, YO10 3TY

- Ground Floor One-Bedroom Flat
- No Onward Chain
- Share Of Freehold
- Allocated Parking Space
- Ideal For First-Time Buyers Or Investors
- Council Tax Band

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**£140,000**

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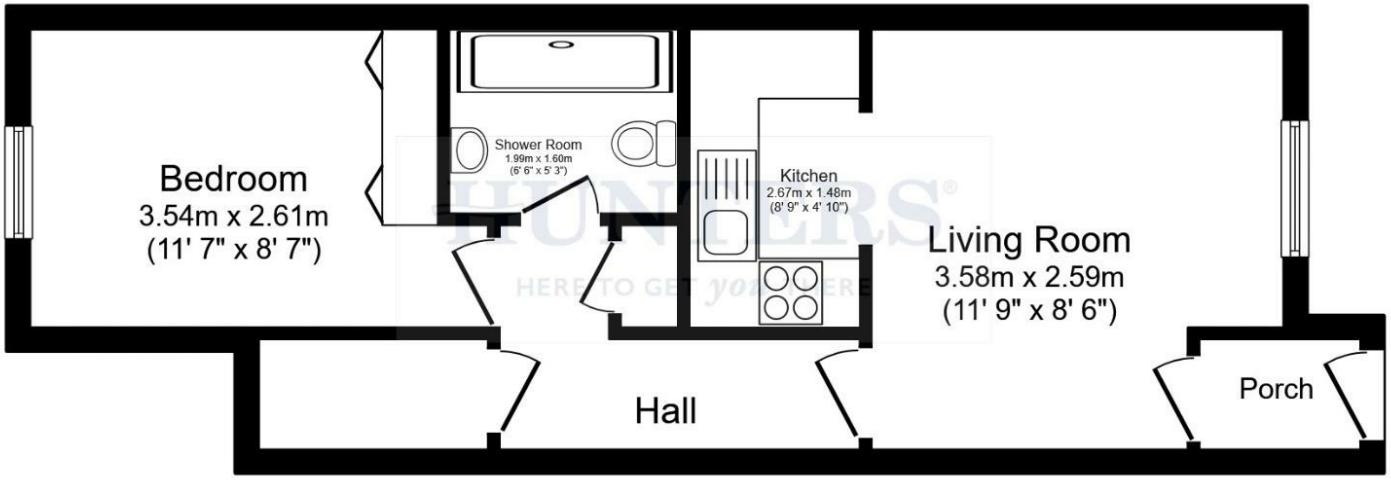
## DESCRIPTION

A well-presented ground floor one-bedroom flat in Matmer Court offered for sale with a valuable share of the freehold. The property features a practical layout, modern interiors, direct access to well-kept communal gardens and the added benefit of an allocated parking space. Ideal for first-time buyers or investors seeking easy access to the University of York and York city centre.

Inside, the flat offers a bright living room with neutral décor and comfortable space for seating and dining. The adjoining kitchen is fitted with contemporary white cabinetry, worktops, integrated oven, extractor hood and space for appliances. The double bedroom at the rear enjoys good natural light, while the modern shower room provides a clean, stylish finish with a glazed enclosure and tiled walls. A welcoming porch complete the accommodation.

Matmer Court is set back from Melrosegate, giving the development a quiet and private feel while remaining close to key amenities. The flat sits on the edge of Hull Road Park, providing green space, walking routes and a peaceful outlook right on the doorstep. The location offers excellent access to the University of York, with straightforward walking and cycling routes, as well as regular bus services along Hull Road. York city centre is also easily reached, placing shops, cafés, supermarkets and wider city facilities within easy reach.

With its calm park-side setting, strong connectivity, allocated parking and favourable tenure, this ground floor flat represents an excellent opportunity to secure a well-located home in a popular part of York.




Total floor area 38.3 m² (412 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**

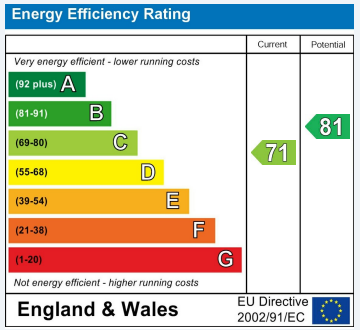
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**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.

The Property Ombudsman

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com https://www.hunters.com