



Manor Court, York, YO10 3EU

- First Floor Apartment In Popular Manor Court Development
- Two Double Bedrooms Including En-Suite To Main
- Sold With No Onward Chain

- Modern Open-Plan Kitchen And Living Space
- Allocated Parking And Well-Maintained Communal Areas
- Council Tax Band C

£230,000



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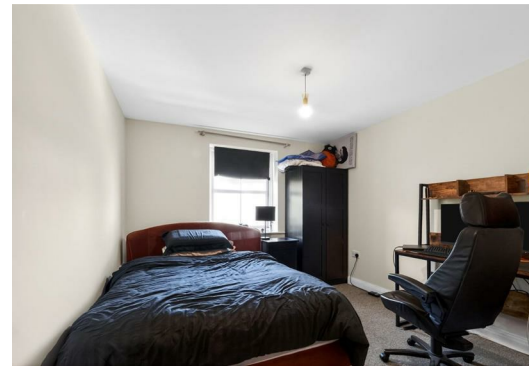
DESCRIPTION

Located within the popular Manor Court development just off Lawrence Street, this well-presented first floor apartment offers modern open-plan living in a highly convenient setting close to York city centre. Sold with no onward chain, it is an ideal option for first-time buyers, professionals or those seeking a low-maintenance home in a well-connected location.

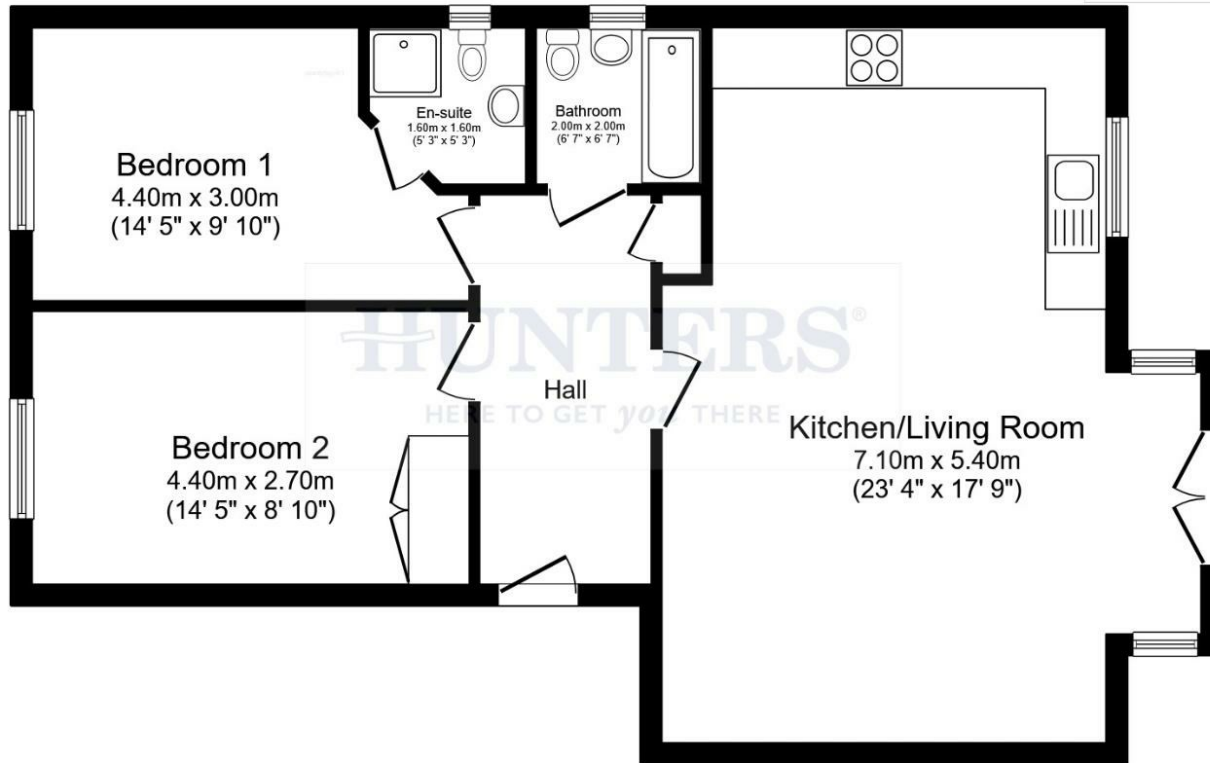
The spacious open-plan kitchen/living area provides a bright and versatile space for cooking, dining and relaxing, with contemporary units and generous proportions. There are two well-sized double bedrooms, including a main bedroom with en-suite, complemented by a modern three-piece bathroom. The layout is practical and welcoming, with excellent natural light throughout.

Manor Court enjoys a superb position within walking distance of York's historic city centre, York St John University and the University of York. Local shops, cafés, supermarkets and green spaces are all close by, while regular bus routes and straightforward access to the A1079 and A64 make commuting simple. The property also benefits from one allocated parking space, along with communal guest parking, and well-maintained communal areas.

With its modern accommodation, strong transport links and chain-free status, this is a valuable opportunity to secure a well-located first floor apartment in one of York's most convenient residential districts.







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) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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.

Total floor area 67.7 sq.m. (728 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.