



## Darwin Close, Huntington, York, YO31 9PG

- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- CLOSE PROXIMITY TO LOCAL AMENITIES
- FIRST TIME BUYER PROPERTY
- MODERN AND STYLISH LIVING ACCOMODATION
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS

Asking Price £180,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Darwin Close, Huntington, York, YO31 9PG

## DESCRIPTION

\*\*\* SOLD WITH NO ONWARD CHAIN \*\*\*

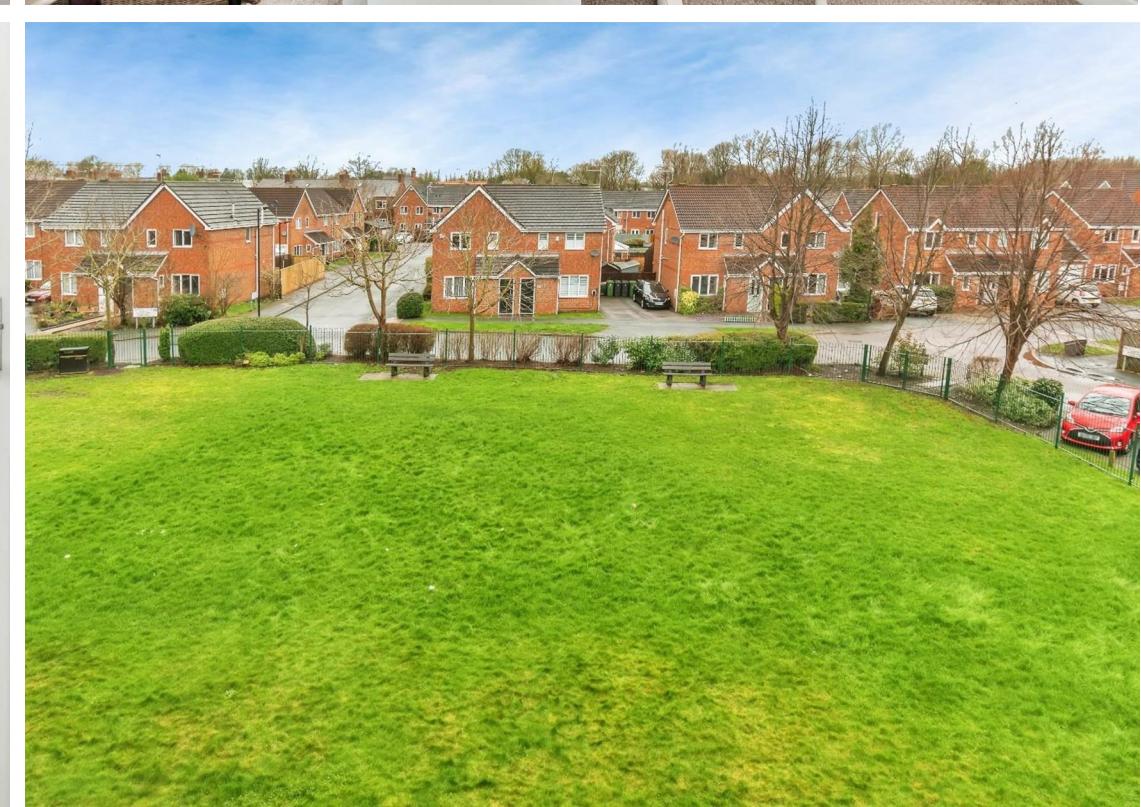
Hunters presents this modern, top floor, two bedroom apartment in the popular residential location of Huntington, York. The area provides a wide range of local amenities including shops, frequent bus routes in and out of the city, great access to the ring road and scenic walks by the river Foss.

This beautifully-presented apartment comprises of an entrance hall and spacious living accommodation with windows to the front elevation, allowing lots of natural light. The property also provides two bedrooms, one of which is a double.

The property is finished with a modern kitchen, incorporating wall mounted units, integrated electric oven and hob and three-piece bathroom suite. There is also the added bonus of a sizeable loft storage.

Externally, this fantastic investment opportunity boasts communal gardens, allocated parking space, bin and bike stores to complete a fantastic first-time buyers/investor property in a lovely location.







Total floor area 49.9 m<sup>2</sup> (537 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).

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### 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)	A		
(81-91)	B		
(69-80)	C	80	82
(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.



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