



Alma Terrace, York, YO10 4EL

- Beautifully Presented
- Second Floor
- Easy Access To The City Centre
- Garage and Parking Space
- Sought After Location
- Council Tax Band C

Offers Over £290,000

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DESCRIPTION

A beautifully presented, two bedroom, top floor apartment in a sought after location of Fishergate.

The building is accessed via a communal entrance with intercom entry system. Upon entering the apartment itself there is an entrance hall giving access to all other rooms as well as a useful storage cupboard.

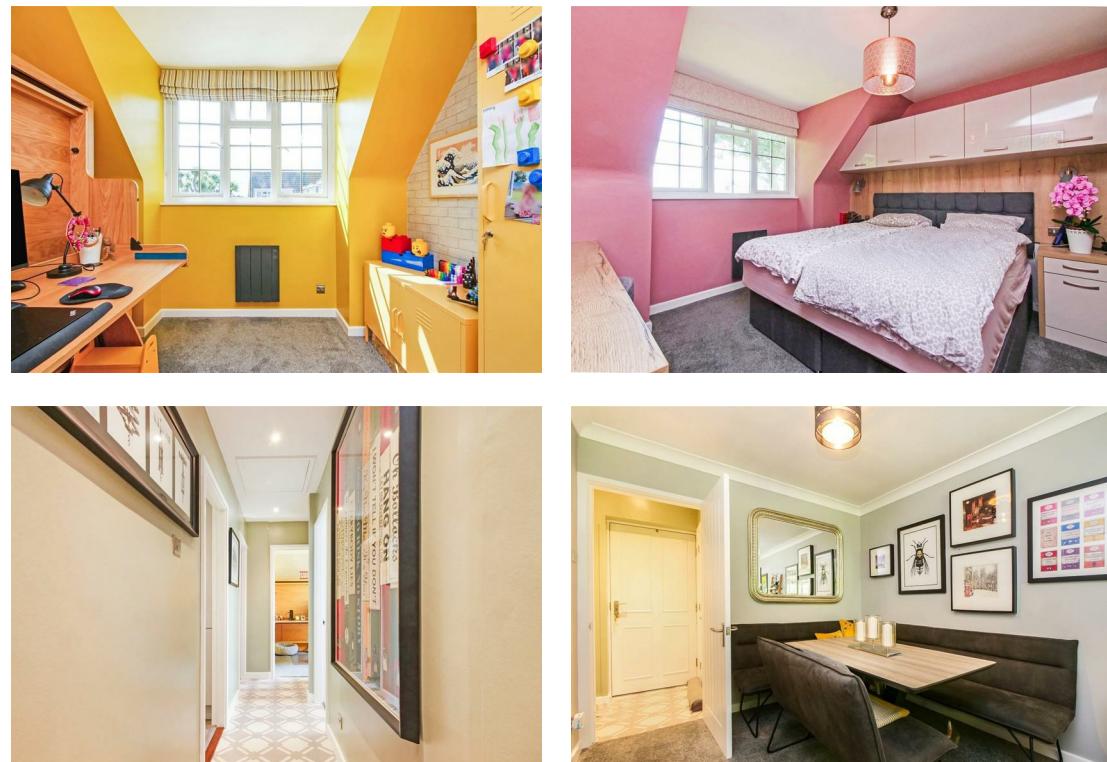
The spacious living space has a large window to the front elevation filling the room with natural light. There is also ample space for a seating area and separate dining space. The modern kitchen has underfloor heating and features a range of stylish base and wall units with high quality integrated appliances and fittings including Quooker tap, NEFF wine fridge, coffee machine and Slide&Hide® oven.

There are two double bedrooms and a modern shower room with sink, W.C and walk in shower and underfloor heating.

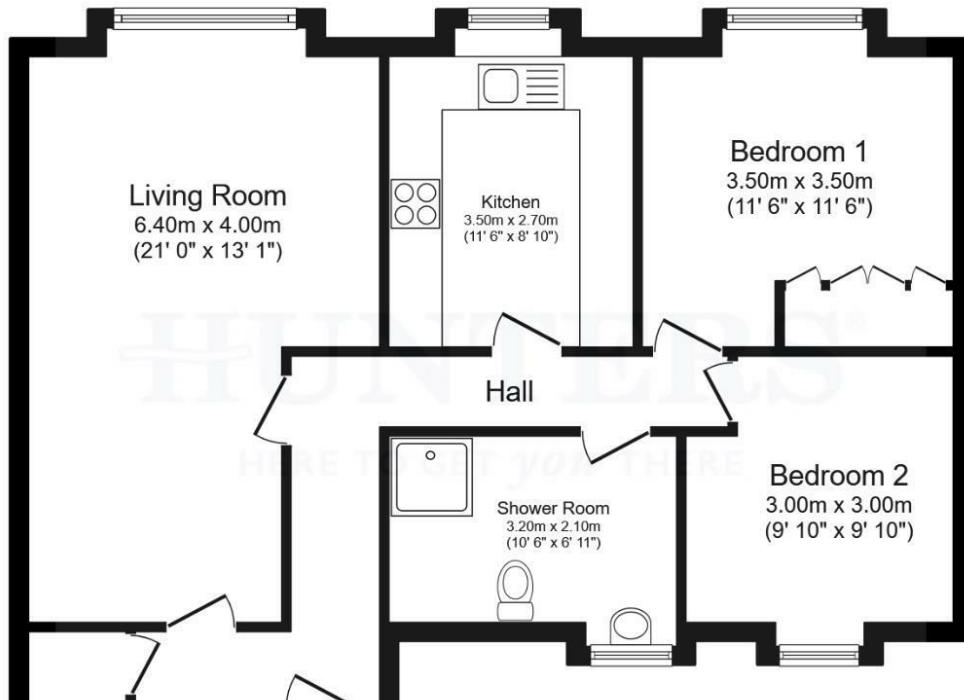
Externally the development sits in attractive, well maintained communal gardens, there is also an allocated parking space as well as single garage.

Arncliffe Mews is a well maintained, small development in the popular Fulford area of York. It offers a range of local amenities as well as attractive riverside walks into the city centre.

The residents of the development further benefit from their own management committee.







Floor Plan

Floor area 72.0 sq.m. (775 sq.ft.)

Total floor area: 72.0 sq.m. (775 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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.