



## North Parade, , York, YO30 7AD

- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- COMMUNAL GARDENS
- COUNCIL TAX BAND B
- ONE BEDROOM
- PRIVATE PATIO AREA
- SHARE OF FREEHOLD

**£230,000**



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## DESCRIPTION

Located in this extremely desirable and conveniently position is this spacious and well-designed one bedroomed ground floor apartment. The property which should appeal to many buyer whether you are looking for an investment on desire to own a Pied-a-terre close to the historic city centre and all its amenities including the two well regarded public school of, St. Peters and Bootham or wish to be close to the river with its breath taking walks and cycle paths around York and beyond. The property has no onward chain and in recent years has undergone a program of renovation.

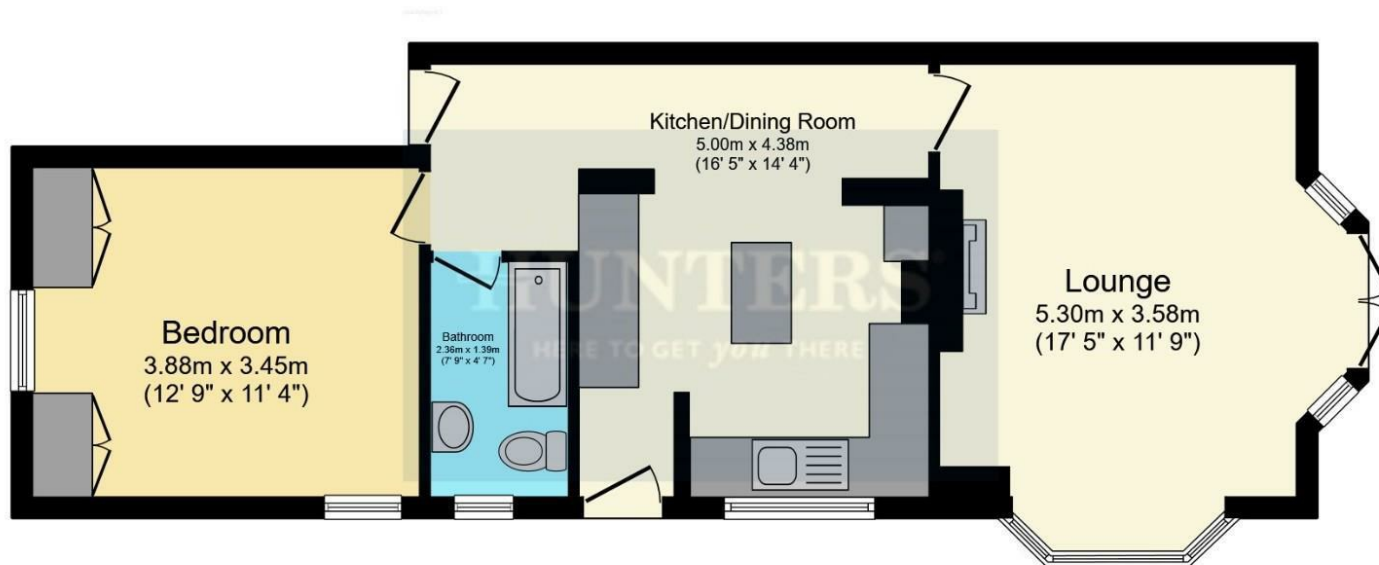
The accommodation which benefits from gas fired central heating and UPVC replacement windows briefly comprises, communal entrance door and hall way, private entrance door, entrance hall with built in cloaks cupboard, large lounge with bay windows to side and window to rear incorporates French doors to rear patio, ornate fire place with slate hearth, be-spoke dining kitchen with fitted base and wall units in a shaker style finish, integral split level cook and microwave oven, matching hob and extractor fan hood, integral washing machine, fridge and freezer, central preparation island with breakfast bar, enamel sink and drainer with mixer tap over and ceramic splash backs, door to side of property. Double bedroom with two fitted wardrobes and draw unit, three-piece bathroom with shower and screen over the bath, fully ceramic tiled and chrome ladder style radiator. Outside is a secure communal entrance door leading to passageway at the side of the property, built in storage shed, to the rear is a private patio area and extensive communal gardens comprising mature shrubbery borders and lawned terrace.











Total floor area 52.8 m<sup>2</sup> (568 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 [www.focalagent.com](http://www.focalagent.com)

### 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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

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

