



## Olympian Court, , York, YO10 3UP

- SOLD WITH NO ONWARD CHAIN
- ALLOCATED OFF STREET PARKING SPACE
- BIN STORE
- CLOSE PROXIMITY TO YORK CITY CENTRE
- SECOND FLOOR APARTMENT
- BIKE STORE
- POPULAR RESIDENTIAL LOCATION
- EPC RATING B

**£170,000**





# Olympian Court, , York, YO10 3UP - £170,000

## DESCRIPTION

\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\*

Hunters presents this modern second floor, one bedroom apartment in the popular development of Olympian Court, just off Hull Road. The area provides a wide range of local amenities and is located approximately 0.5 miles from York's historic city walls and also provides excellent access to the A64.

The apartment is south facing and comprises an entrance hall leading to the open plan living/dining/kitchen with large windows allowing plenty of natural light to bounce through the living accommodation. The kitchen is fitted with integrated units including fridge/freezer, oven with four burner hob and hooded extractor fan, with space for a washer/dryer.

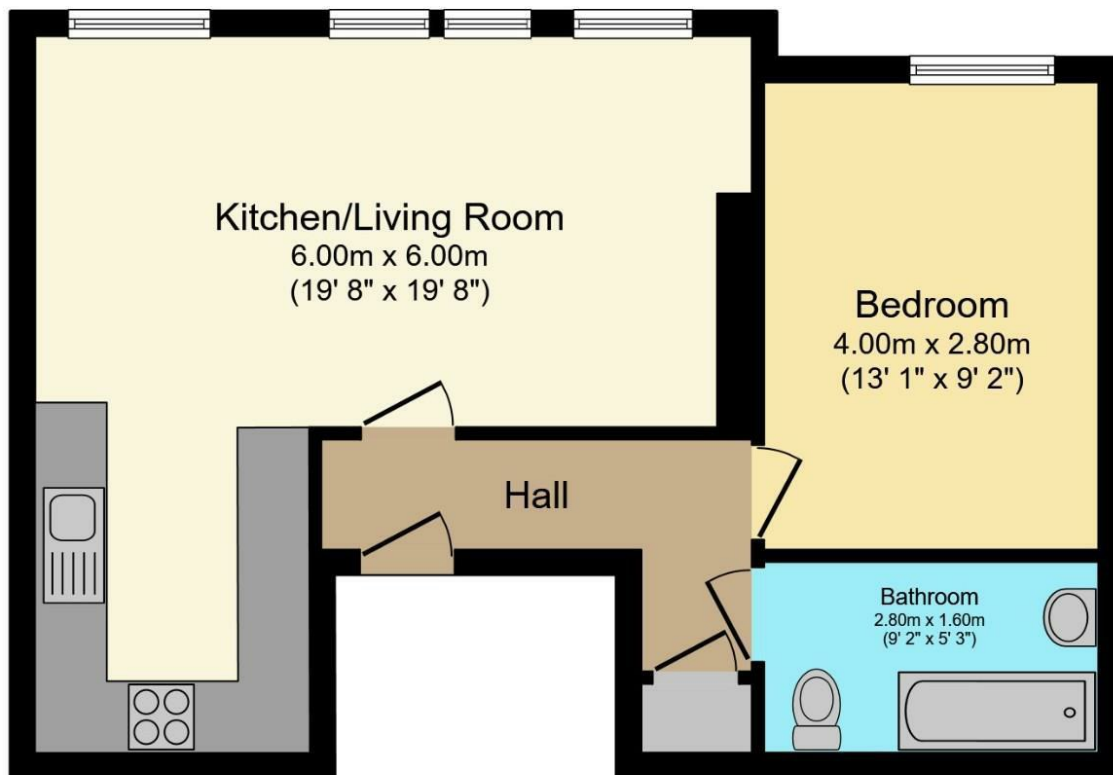
The property also benefits from a double bedroom with space for multiple free standing units and family three piece bathroom suite to complete a lovely home.

The development is maintained to a high standard throughout and the apartment comes with one allocated parking space with communal bike and bin store.









Total floor area 47.6 m<sup>2</sup> (512 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.



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## 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>	<b>83</b>	<b>83</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.

