



## Bishophill Junior, , York, YO1 6ES

- OVER 60'S DEVELOPMENT
- HOUSE MANAGER
- LIFT
- COUNCIL TAX BAND C
- COMMUNAL LOUNGE
- WITHIN CITY WALLS
- EPC RATING C

**£200,000**



# Bishophill Junior, , York, YO1 6ES

## DESCRIPTION

A beautifully presented, first floor apartment in a hugely popular McCarthy and Stone development for the over 60's within York's historic city walls.

The property is accessed via a secure communal entrance with a lift to all floors. Upon entering the property itself you have a hallway giving access to most other rooms.

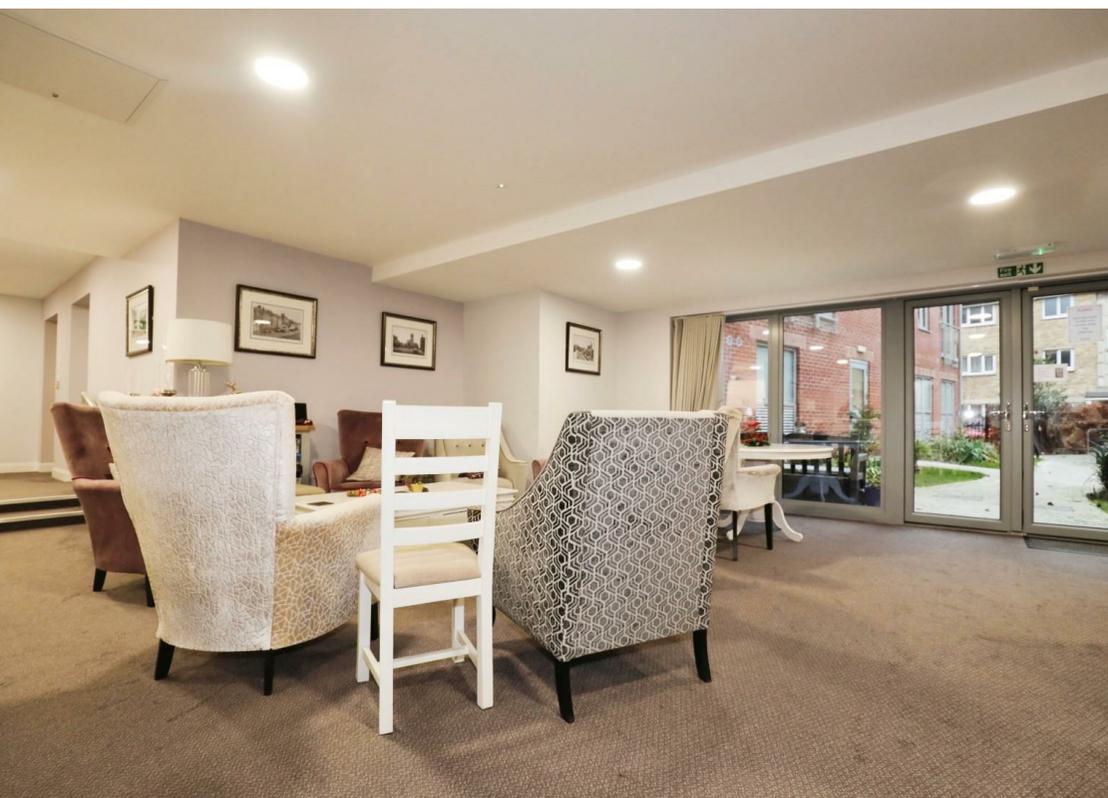
There is a spacious lounge with Juliette balcony and kitchen just off it. The kitchen enjoys a range of base and wall units with integrated appliances.

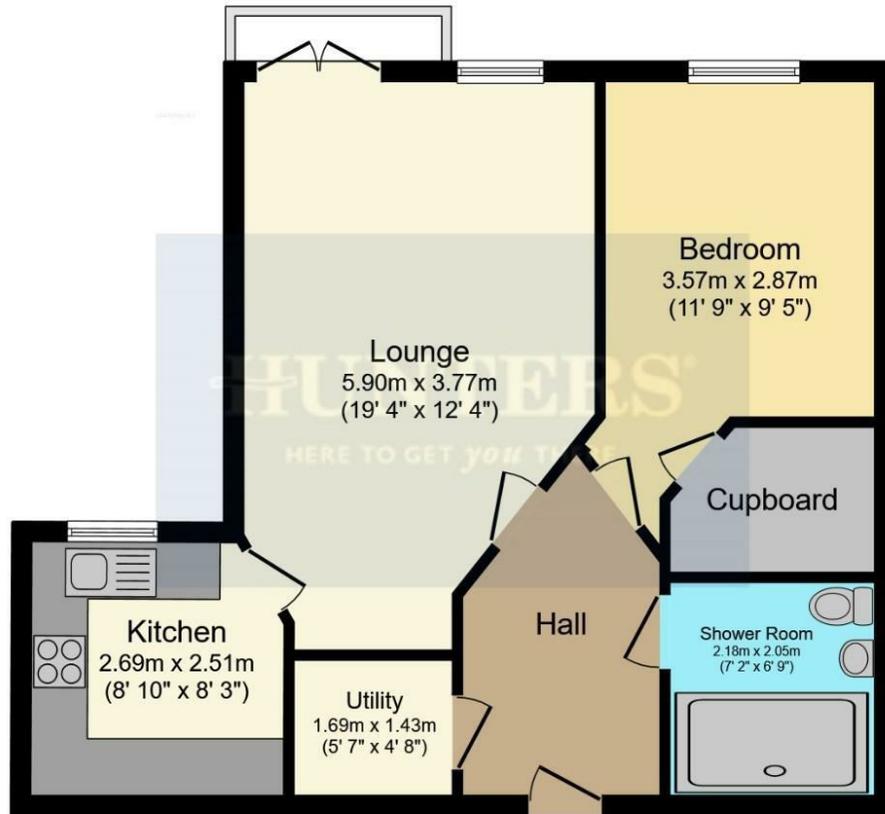
There is a double bedroom with a large walk in wardrobe, shower room with sink, vanity unit, W.C and walk in shower cubicle and a useful utility cupboard with space and plumbing for a washing machine.

The development features a 24-hour emergency call facility as well as an on site house manager throughout the week. There is a communal lounge with windows overlooking the communal gardens as well as a roof top terrace which can be used by all residents. There is also a guest suite on site providing a hotel style space for visitors.

Offered for sale with no onward chain, viewing of this property is highly recommended.







Total floor area 56.6 m<sup>2</sup> (609 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

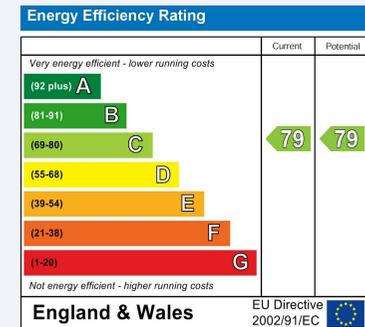
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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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