



## Whitecross Gardens, York, YO31 8JH

- TOP FLOOR APARTMENT
- PARKING
- LESS THAN A MILE FROM CITY WALLS
- BEAUTIFULLY PRESENTED
- RIVER VIEWS

Asking Price £170,000

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# Whitecross Gardens, York, YO31 8JH

## DESCRIPTION

A beautifully presented, one bedroom apartment with views over the river Foss, less than a mile from York's historic city walls.

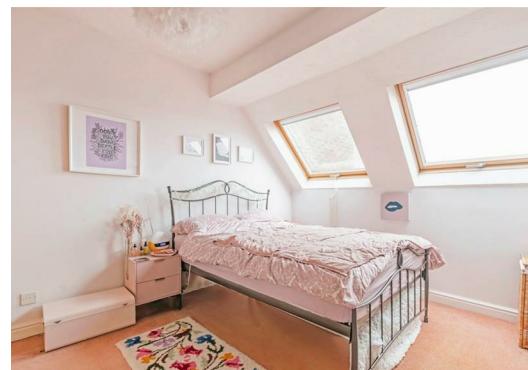
The property is accessed via a communal entrance with intercom entry system. Stairs lead to the third floor where this apartment is situated. Upon entering the property itself you have an entrance hall with storage cupboard.

The lounge is filled with light from a large window with seat for enjoying the view to the front. The kitchen is off the lounge and enjoys a range of base and wall units with integrated appliances and space for a table and chairs.

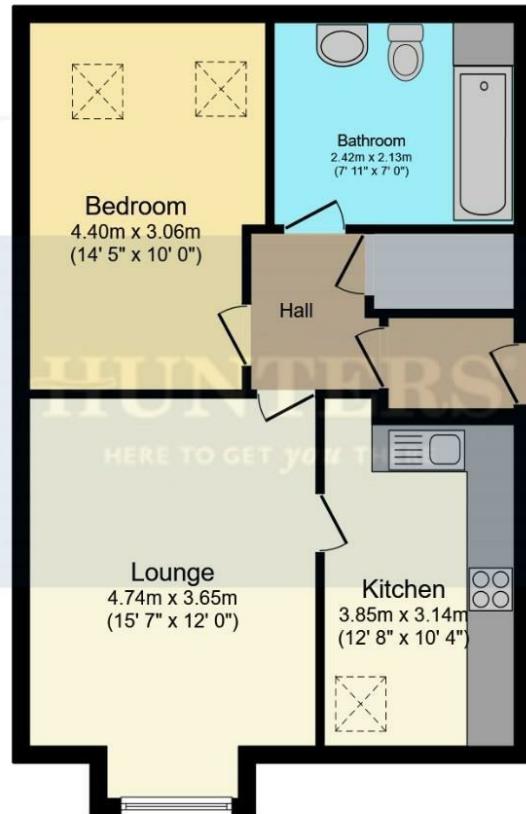
There is a double bedroom with two Velux windows and a bathroom with sink, W.C and bath with shower over.

Whitecross Gardens is a popular development just off Huntington Road to the north of York. It offers excellent access to the wealth of amenities on offer in the city centre whilst also having a choice of supermarkets close by.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 58.0 sq.m. (624 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

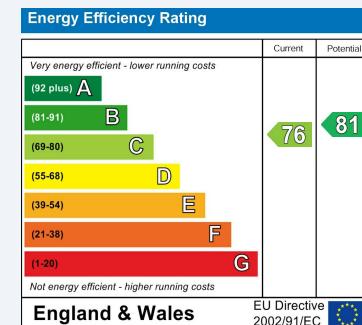
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.