



Kettlestring Lane, , York, YO30 4XF

- ALLOCATED PARKING
- BEAUTIFULLY PRESENTED
- COUNCIL TAX BAND A
- PRIVATE ENTRANCE
- GROUND FLOOR
- EPC RATING C

£150,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

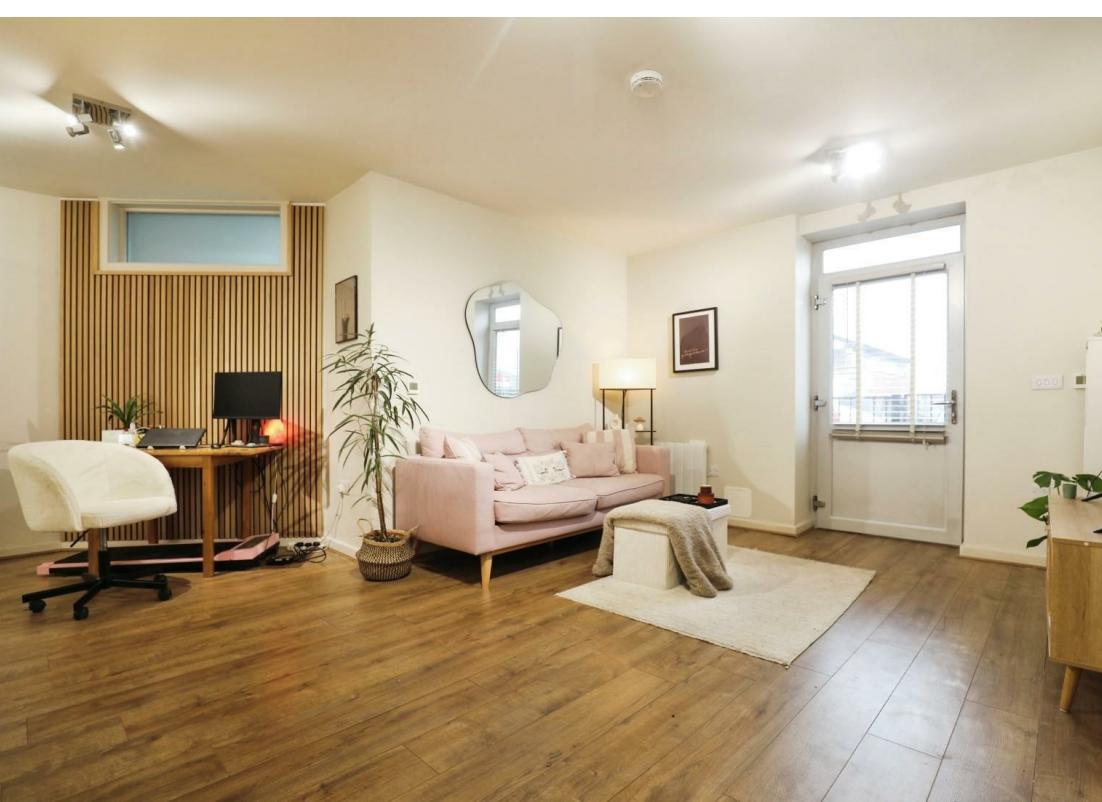
A beautifully presented, one bedroom apartment with its own private entrance and an allocated parking space.

Upon entering the property there is a spacious, open plan living space with attractive flooring throughout and ample space for a seating area as well as a desk for home working. The kitchen is just off the living space and offers a range of modern base and wall units with integrated appliances.

There is a double bedroom and the bathroom completes the internal accommodation with its sink, W.C and shower.

This apartment offers excellent access to amenities with Clifton Moor retail park being less than half a mile away with a range of shops, restaurants and leisure facilities. There is also a regular bus service to the city centre as well as convenient access to York outer ring road.







Total floor area 43.3 m² (466 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

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		81
(69-80)	C		
(55-68)	D	69	
(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.

