



Whitecross Gardens, York, YO31 8LZ

- Prime Location with No Onward Chain
- Garage, Allocated Parking & Visitor Parking
- Excellent Connectivity & Local Amenities
- Two Bedroom Apartment
- Private Balcony
- Council Tax Band D

Offers In Excess Of £230,000



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DESCRIPTION

This attractive two-bedroom apartment is situated on the first floor of a sought-after residential development, ideally positioned for convenient access to York city centre and is offered with no onward chain.

Located within easy reach of local shops, cafes, and green spaces, the development also benefits from excellent transport links, including nearby bus routes and quick access to York railway station, making commuting and travel effortless.

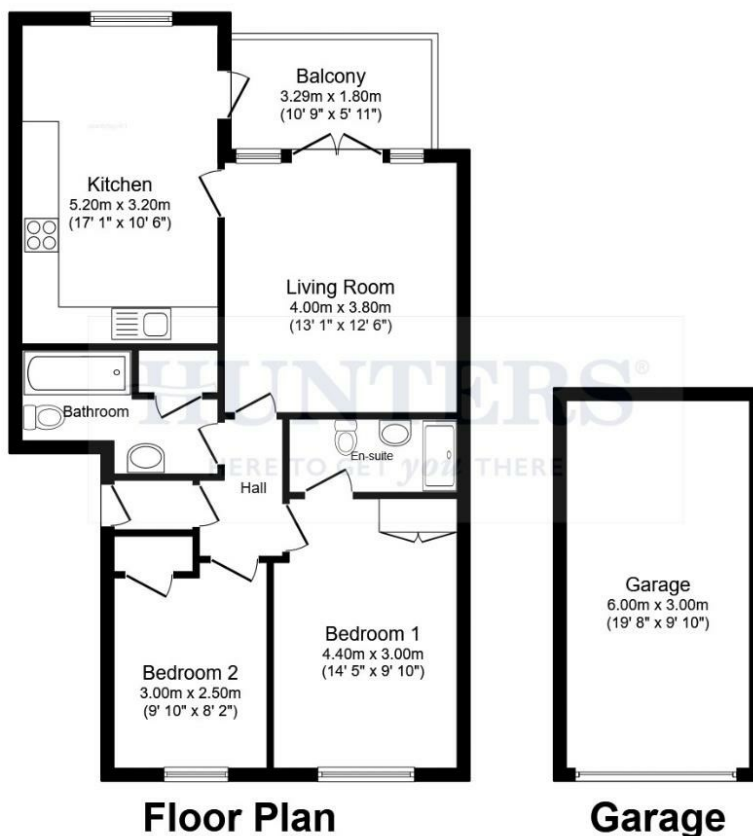
Entry to the building is via a shared entrance equipped with an intercom system. Inside the apartment, a welcoming hallway provides access to the majority of rooms. The spacious living area benefits from an abundance of natural light, thanks to double doors that open onto a private balcony. Adjacent to the lounge is a well-appointed kitchen diner, featuring a selection of fitted base and wall units, integrated appliances, and generous space for a dining table and chairs. A second door from the kitchen also leads out to the balcony.

The property offers two bedrooms, including a principal bedroom with built-in wardrobes and a private ensuite shower room. A separate bathroom, complete with a bath, wash basin, and W.C., serves the rest of the accommodation.


Externally, the apartment includes an allocated parking space and an integral garage, with additional visitor parking available within the development.







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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		72	8
<p>England & Wales</p>		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.

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Total floor area 87.3 sq.m. (940 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.



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