



Russet House, Birch Close, Huntington, York, YO31 9PN

- Two Bedroom Apartment
- Open Plan Living
- Good Transport Links
- Ideal For First Time Buyers Or Investors
- Allocated Parking
- Good Local Amenities
- Well Maintained Property
- Council Tax Band B

£180,000

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DESCRIPTION

A well-proportioned two-bedroom flat, positioned within the popular Birch Park development and offering a practical layout with generous room sizes throughout.

The property features a spacious open plan kitchen/living space with room for dining table, a bright living room area, two comfortable bedrooms and a well-appointed bathroom — all arranged around a central hallway that provides a sensible flow to the property. With a total floor area of approximately 682 sq.ft., the flat offers a balanced footprint ideal for day-to-day living.

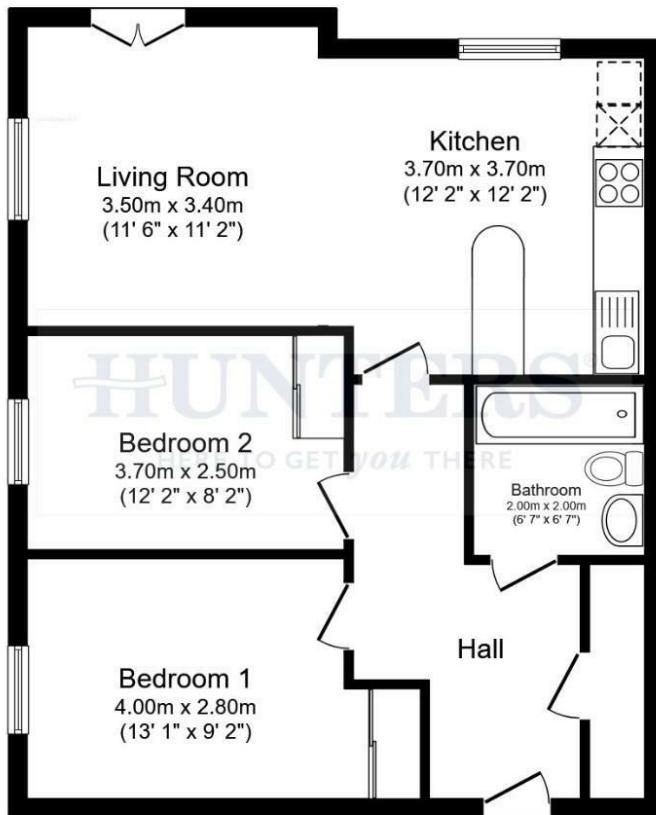
Birch Park enjoys a convenient location with easy access to York city centre, good access to the A64, local amenities and transport links. It's a setting that appeals to first-time buyers, downsizers and those seeking a well-connected home.

The living room area sits to the front of the property and offers a welcoming space for relaxing or entertaining. The kitchen area is positioned at the rear and benefits from generous proportions, with space for freestanding appliances and a dining table. Both bedrooms are well-sized, offering built-in wardrobes and ample room for storage. The bathroom is neatly arranged with a bath, WC and wash basin.

With its solid layout, accessible location and clear potential, this is a home ready to be tailored to suit a range of lifestyles.







Total floor area 63.4 sq.m. (682 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		
(69-80)	C	82	87
(55-68)	D		
(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.