



Burton Croft, York, YO30 6FG

- TWO BEDROOMS
- PARKING
- ACCESS TO COURTYARD
- EPC RATING C
- PRIVATE ENTRANCE
- POPULAR LOCATION
- COUNCIL TAX BAND C

Price £210,000

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Burton Croft,, 69 Burton Stone Lane, York, YO30 6FG - Price £145,000

DESCRIPTION

A two bedroom, ground floor apartment in a popular development approximately half a mile outside York's historic city walls.

The property is accessed via a private entrance leading to an entrance porch. The porch leads through to the lounge/diner which has a window to the front elevation and sliding doors to the rear leading out to an enclosed courtyard.

The kitchen is just off the living area and offers a range of base and wall units, integrated oven with hob and extractor fan above as well as space and plumbing for free standing white goods.

There is an inner hallway, with storage cupboards, leading to the two bedrooms, one of which with fitted wardrobes. The internal accommodation is completed by the bathroom which comprises sink with vanity unit, W.C, bath and separate shower cubicle.

The property benefits from electric heating and the use of a parking space. Burton Croft is located just off Burton Stone Lane and enjoys a wealth of local amenities. The city centre is approximately a half a mile walk away and the train station approximately a one mile walk.

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

*Awaiting a copy of the lease. Details have been requested,

Tenure Type: Leasehold

Years remaining on lease: 138 years

Service Charge Amount: £750.00 per year

Ground Rent Amount: £TBC

Council Tax Banding: Band C



Burton Croft, Apartment 21, 69, Burton Stone Lane, York
 Approximate Gross Internal Area
 68 Sq M/732 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
 Tel: 01904 621026 Email:
york@hunters.com <https://www.hunters.com>



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	71	80
(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.

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