

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**22 Wyre Court, Haxby, York, YO32 2ZB**

**Offers In The Region Of £145,000**





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Property Images



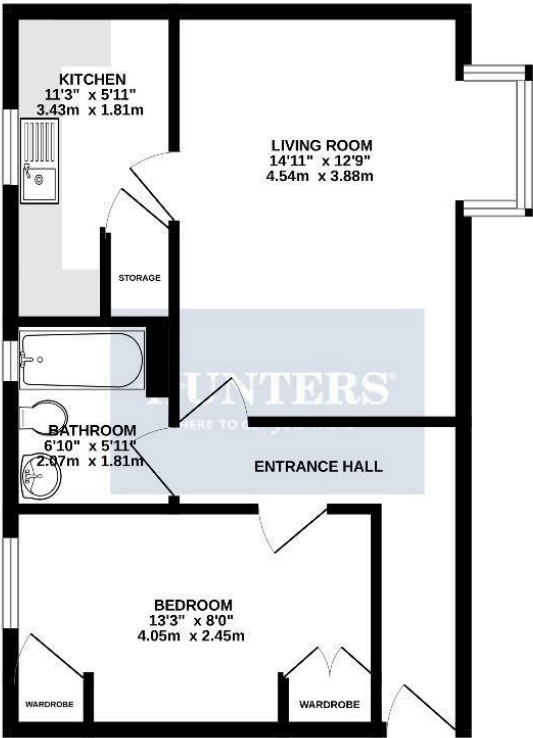
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Property Images

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1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

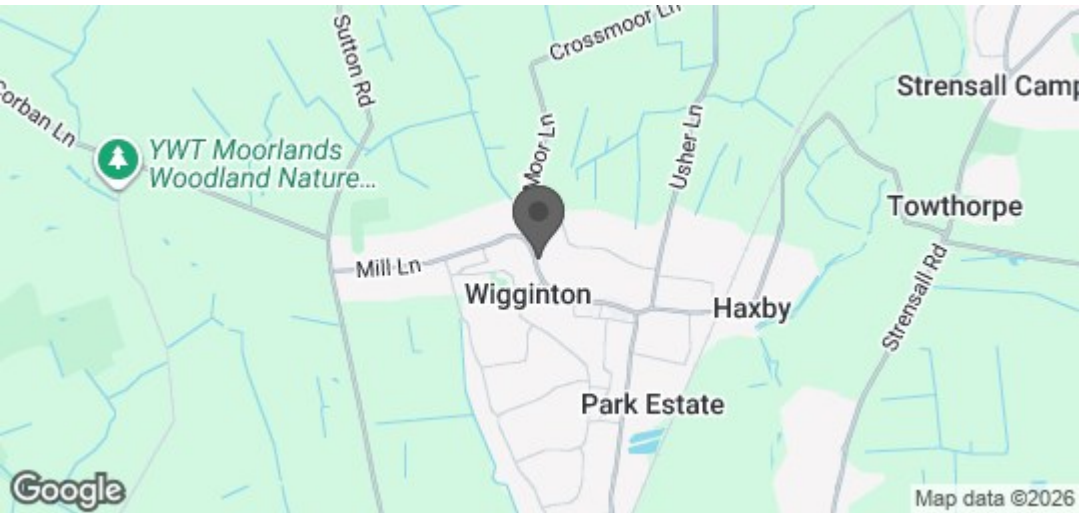


TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox 6/2024

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 76                      | 76        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |





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ONE BED FLAT - FIRST FLOOR - CENTRAL HAXBY LOCATION - NO ONWARD CHAIN - VACANT POSSESSION - Located in Haxby is this one-bedroom first-floor apartment within walking distance of local amenities. With fantastic transport links to the city centre the accommodation is accessed via a shared ground floor door and then private access into a hallway that leads to the living room and kitchen, as well as the double bedroom with fitted furniture and a bathroom. Outside there is also unallocated off street parking available. The property has gas central heating and double-glazed windows. EPC Rating C . Council Tax Band: A.