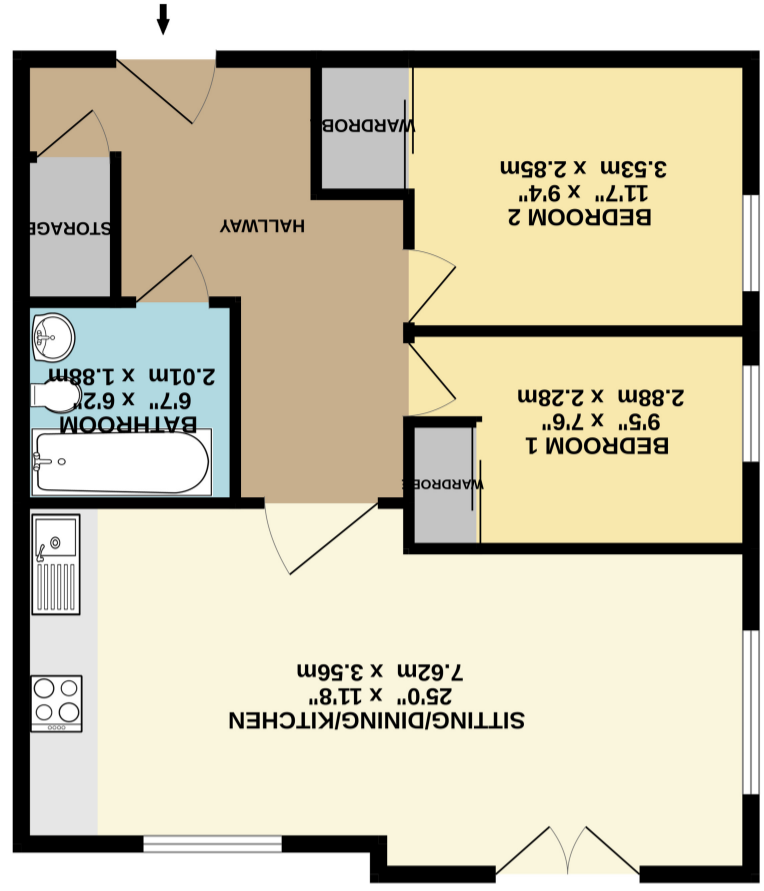


What every attempt has been made to ensure the accuracy of the footprint contained here, measurements are to the nearest millimetre. This plan is for illustrative purposes only and should be used as a guide only. Rooms, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency and no guarantee is given.



683 sq. ft. (63.4 sq.m.) approx.



Birch Close, Huntington, York YO31 9PR

Offered for sale with the benefit of no onward chain is this bright and spacious first floor apartment located on the desirable and well located Birch Park development in Huntington. Boasting an entrance hall with storage cupboard, two double bedrooms each with fitted wardrobes, a modern three piece bathroom and a good sized open plan living / dining / kitchen room with Juliet balcony. This property also benefits from an allocated parking space, communal gardens and bike storage. Within easy reach of York city centre, Monks Cross and Vangarde this property is likely to appeal to first time buyers and investors alike, this property is likely to receive high interest levels and so early viewing is highly recommended.

Lease - 125 years from January 2007

Ground Rent - £198.04

Service Charge - £433.34

Buildings Insurance - £454.69

Disclaimer - Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser measure. Statements contained within these particulars are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to making any decisions on this property. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange of contracts. Details correct at time of publication.

- No Onward Chain
- First Floor Flat
- Two Double Bedrooms
- Three Piece Bathroom
- Allocated Parking
- Open Plan Living / Dining / Kitchen
- Storage
- Desirable Location

Travelling on Huntington Road from York. Take the right hand turning into Birch Park and continue forward bearing left onto Birch Close. Continue through the arch and Weald House will be seen in front of you with the allocated parking to the left of the development.

Huntington is ideal for the commuters travelling to York and also the A1237 leading to the A59 or A64. Huntington has a primary school and also Huntington Secondary a reputable school in the area. For shopping Monks Cross is in the vicinity with various shops and supermarkets.

