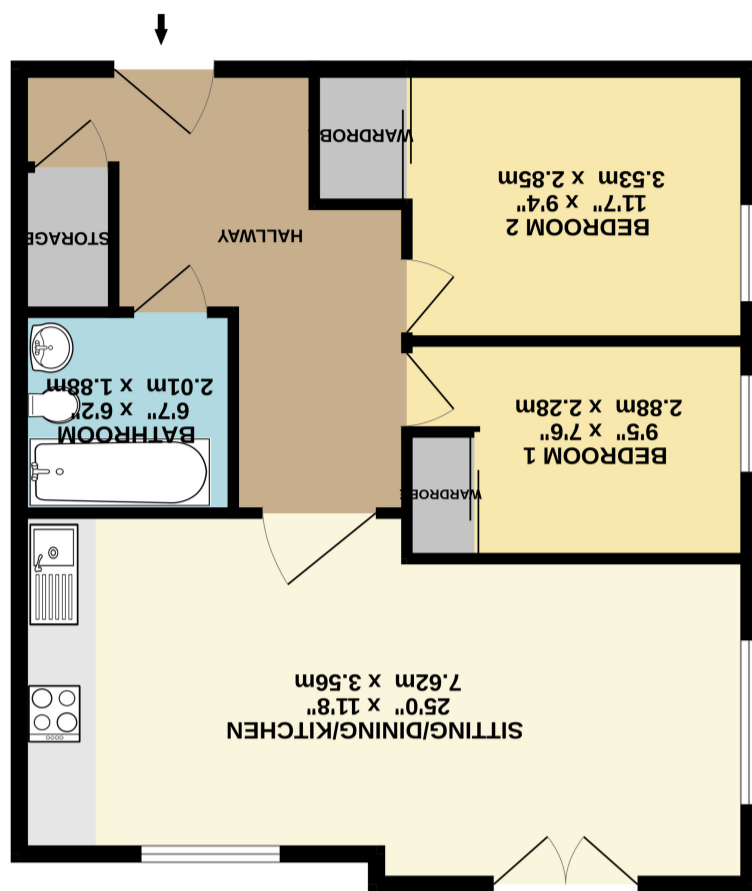


What every attempt has been made to ensure the accuracy of the footprint contained here, measurements are to the nearest millimetre. This plan is for illustrative purposes only and should be used as a guide only. Rooms or spaces shown are approximate and no responsibility is taken for any error. Prospective purchasers, tenants and other users are advised to verify the accuracy of the information given to them separately or otherwise and no guarantee is given. Made with Letrotopx 32024



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





## 18 Weald House, 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.

- 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.

