



23 Huby Court, York, YO1 9UD

Guide Price £180,000

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Offered for sale with no onward chain
- Well presented two double bedroom maisonette
- Generously proportioned lounge
- Council Tax Band: B
- Contemporary city-centre residence
- Positioned within York's historic Bar Walls
- Lovingly maintained by the current occupants
- EPC: C72

THE PROPERTY

Offered for sale with no onward chain, this well presented two-bedroom maisonette is ideally positioned within York's historic Bar Walls, just a short walk from the vibrant amenities of Walmgate and Fossgate.

The property opens into a welcoming entrance hallway with useful built-in storage, leading into a stylish modern kitchen fitted with smart wall and base units. The hall flows seamlessly into a generously proportioned lounge, providing a bright and comfortable living space ideal for both relaxing and entertaining.

Upstairs, the first floor offers a bathroom alongside two spacious double bedrooms, both well presented and practically sized.

The home has been lovingly maintained by the current occupants, making it a great opportunity for buyers seeking a contemporary city-centre residence.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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
		

ACCOMMODATION

Entrance Hallway

Bright entrance hall with two storage cupboards.

Lounge

15'4" x 12'1"

Spacious lounge with feature fireplace.

Kitchen

10'9" x 9'8"

Wooden wall & base units with worktops & space for appliances.

Master Bedroom

12'9" x 11'2"

Spacious double bedroom.

Second Bedroom

10'9" x 9'2"

Spacious Second Bedroom.

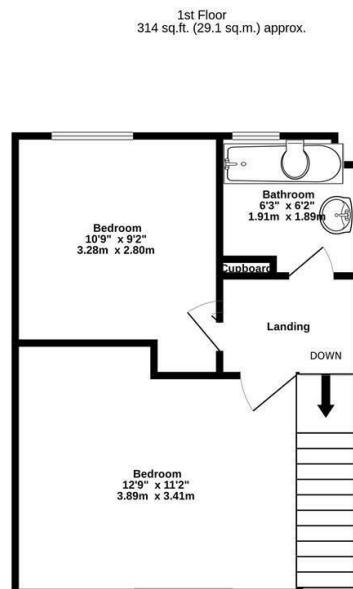
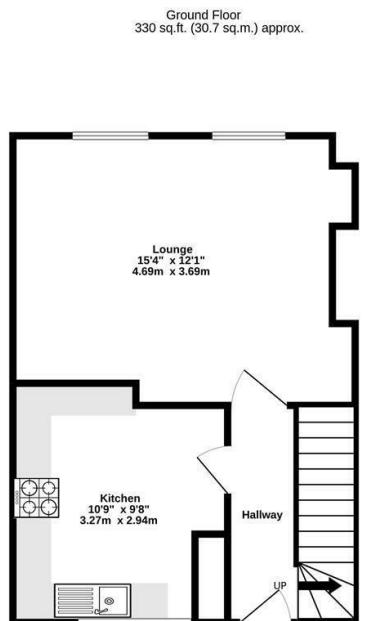
Bathroom

6'3" x 6'2"

Three piece suite with bath, WC & hand basin.

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



TOTAL FLOOR AREA: 644 sq.ft. (60.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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