



The Archway Little Hallfield Road, York, YO31 7UH

Guide Price £235,000



Apartment 22, The Archway Little Hallfield Road, York, YO31 7UH

£235,000

Situated within easy reach of York city centre, this exceptionally spacious ground-floor apartment extends to almost 900 sq ft and is sold with no onward chain. Enjoying a desirable south-facing position, the apartment is flooded with natural light throughout the day, creating a bright, airy and welcoming living environment.

Accessed via a secure communal entrance, the apartment opens into a wide central hallway that immediately highlights the impressive proportions found throughout. At the heart of the home is a superb open living and dining room, enhanced by a characterful bay window that draws in natural light and creates an inviting space for both relaxation and entertaining. The separate kitchen is conveniently positioned off the reception area and is well equipped with integrated appliances and ample workspace, making it ideally suited to modern day-to-day living.

Both bedrooms are generously sized doubles, offering excellent flexibility for a range of buyers. The principal bedroom benefits from a private ensuite shower room, while the second bedroom is served by a well-appointed family bathroom featuring both a bath and separate shower.

Further features include high ceilings, underfloor heating with individual zoned controls, a useful utility cupboard and additional built-in storage, all contributing to the apartment's practical and comfortable design. Externally, the property benefits from an allocated parking space, communal gardens and shared bicycle storage.

Description

Entrance Hallway

Living/Dining Room

25'9 x 13'1

Kitchen

8'6 x 7'10

Bedroom 1

23'11 x 9'6

En-suite Shower Room

6'11 x 5'8

Bedroom 2

16'5 x 9'2

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 transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

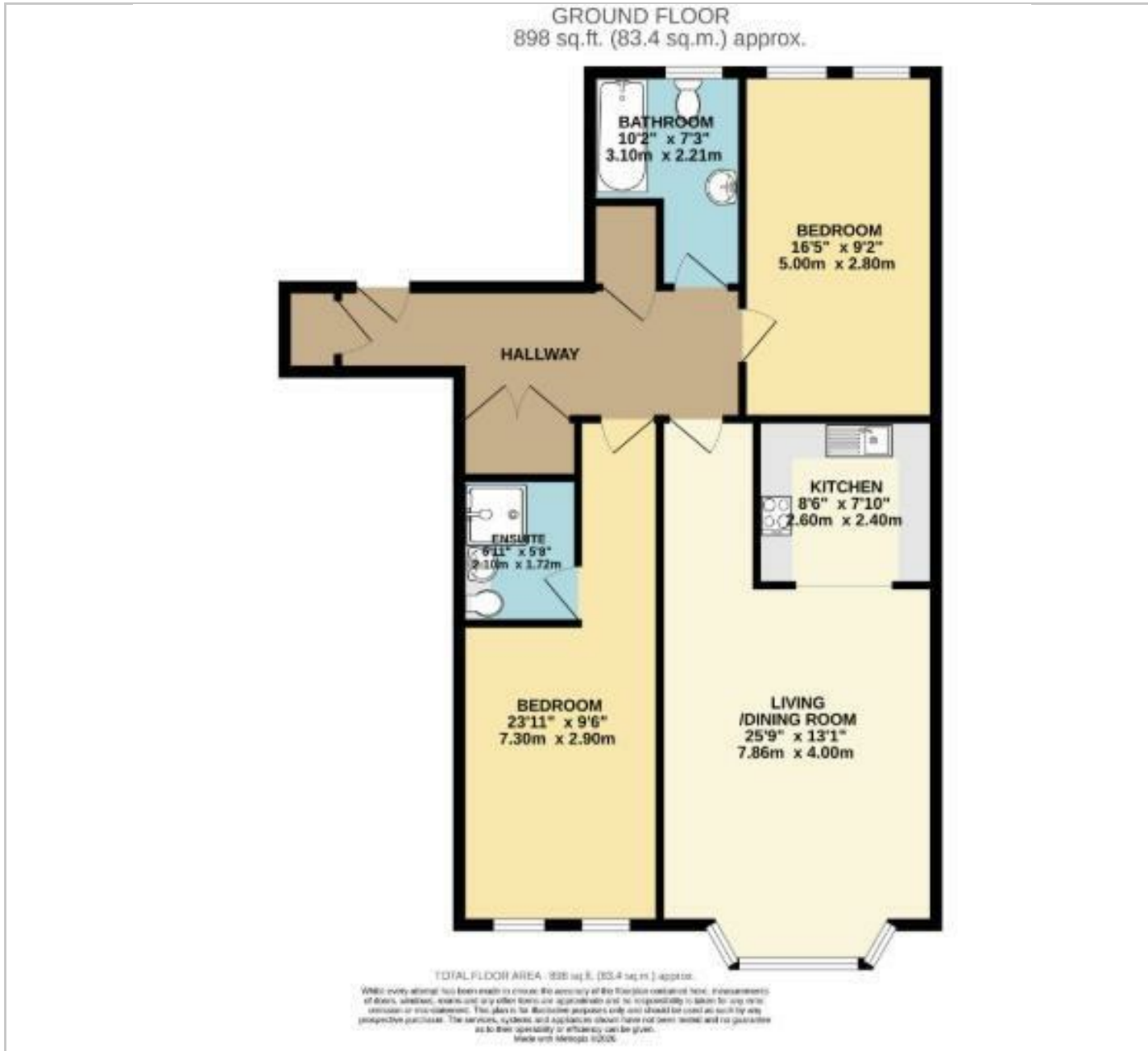


Features

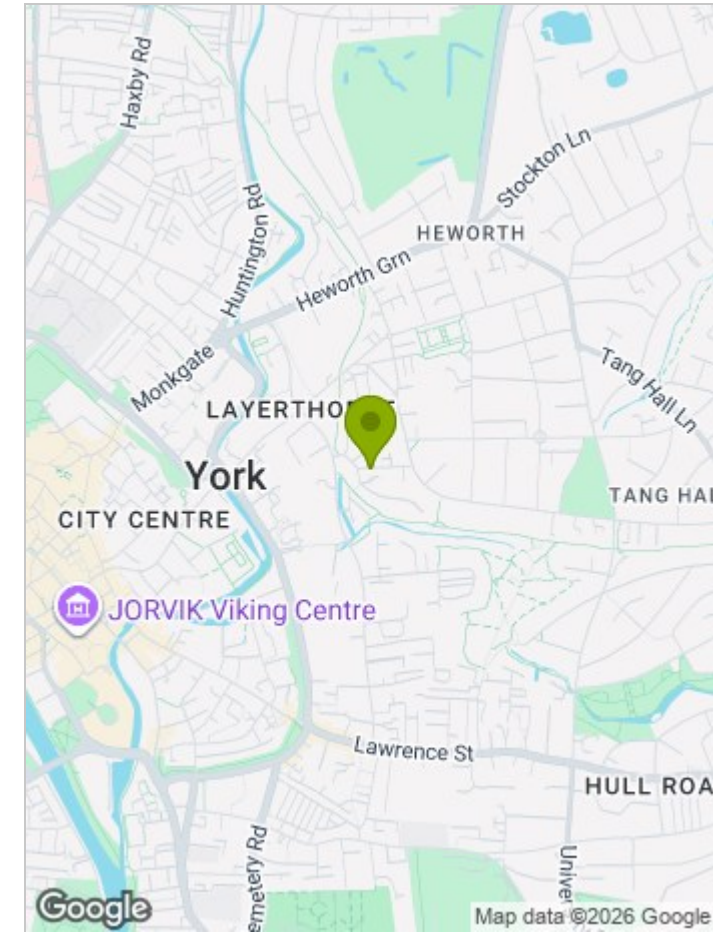
- Two Bedroom, Two Bathroom Apartment
- Beautifully Presented
- Popular Location
- Allocated Parking
- Communal Gardens
- Sold with No Chain
- Underfloor Heating
- Council Tax Band: C
- EPC: D68



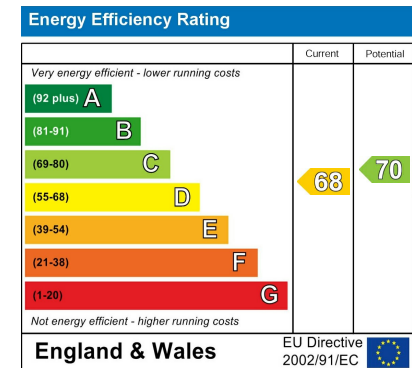
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.