



14 Smeed House Huntington
York, YO31 9PL
Guide Price £195,000



NO ONWARD CHAIN – AN IDEAL FIRST TIME BUY OR INVESTMENT! A very well presented two double bedroom, first floor apartment located to the North of York, ideally positioned for access to the city centre, Monks Cross and Vanguard shopping parks as well many other local amenities. The property is entered via a secure communal hallway and comprises; entrance hall with storage cupboard, open plan living room with contemporary fitted kitchen, two double bedrooms with built in wardrobes and a modern three piece bathroom suite. To the outside are well maintained communal gardens and an allocated car parking space. An internal viewing is highly recommended. Please call Churchills Estate Agents today!

Communal Hallway

Entrance Hallway

Wall mounted heater, storage cupboard, laminate flooring.

Kitchen Area

UPVC window to side, fitted wall and base units, countertop, stainless steel sink mixer tap, electric oven & hob, integrated slimline dishwasher, power points, laminate flooring.

Lounge/Dining Room

UPVC double glazed windows to front and side, wall mounted electric heater, TV point, power points, laminate flooring,

Bedroom 1

Two UPVC windows to front, wall mounted electric heater, fitted wardrobe, power points, carpet.

Bedroom 2

Two UPVC windows to rear, wall mounted electric heater, fitted wardrobe, power points, carpet.

Bathroom

Panelled bath with shower over, low-level WC, wash hand basin, towel radiator, tiled walls, tiled flooring, recessed spotlights, extractor.





Outside

Designated parking space, communal gardens, bin & cycle stores.

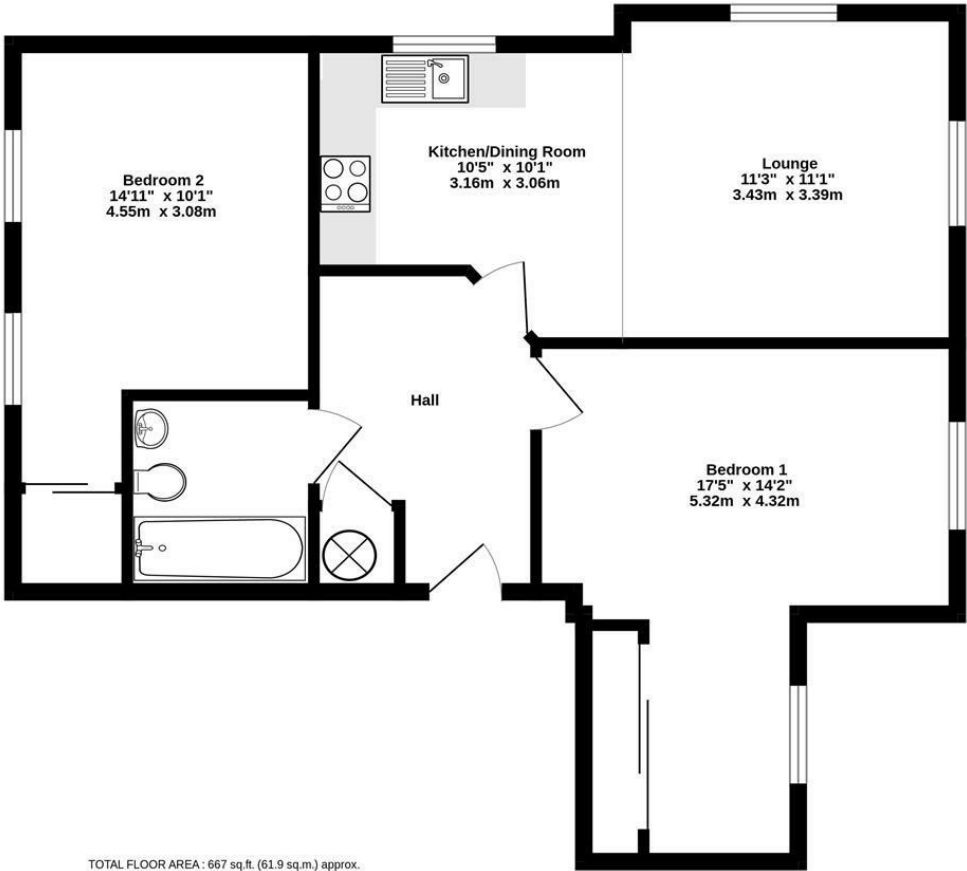
Agents Note:

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.



FLOOR PLAN

First Floor
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(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	

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