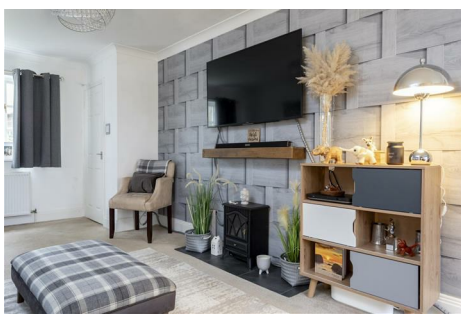


N A I S H
E S T A T E A G E N T S



Y O R K
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14 Waterdale Park Huntington Road, York, YO31 9HQ

This exceptional residence offers a perfect blend of comfort, style, and modern living in the sought-after area of Huntington, York. This immaculate 3-bedroom link-detached home is now available for sale, presenting a fantastic opportunity for those seeking a spacious and well-appointed property offered with no onward chain.

Stepping into the bright and welcoming lounge/diner, a versatile space that seamlessly combines relaxation and entertainment. Large windows flood the room with natural light, creating an inviting atmosphere for family gatherings or cosy evenings. The well-appointed kitchen boasts contemporary design and functionality. Equipped with modern appliances and ample storage. The adjacent utility room adds convenience to your daily routines.

To the first floor are three generously sized double bedrooms, each offering a peaceful retreat. The master bedroom features a private en-suite, providing a touch of luxury to your daily routine.

The property is complemented by its exterior charm, featuring a well-maintained garden that provides a perfect space for outdoor activities, whether it's enjoying morning coffee or hosting a barbecue with friends and family. Benefiting from a garage and off street parking, this property must be viewed to be truly appreciated.

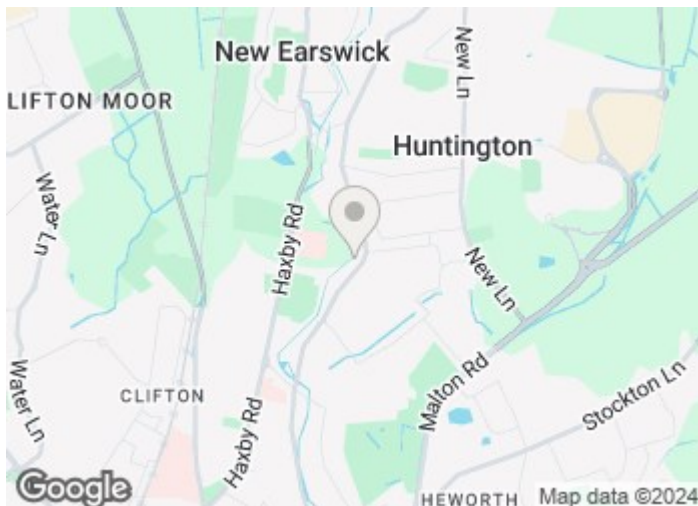
Asking Price £325,000

14 Waterdale Park

Huntington Road, York, YO31 9HQ



- Link-Detached Home
- Three Double Bedrooms
- Peaceful & Secluded Cul-De-Sac
- Garage & Parking
- Front & Rear Gardens
- Popular Location
- Catchment for Desirable Schools
- Offered with No Onward Chain

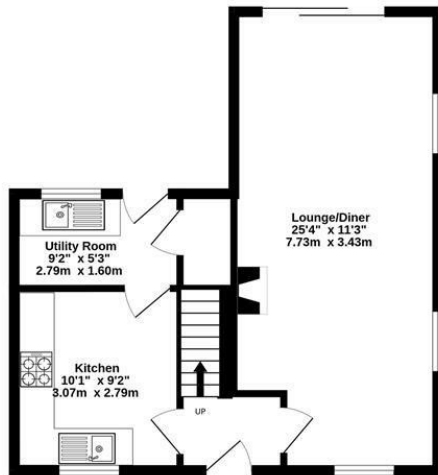


[Directions](#)

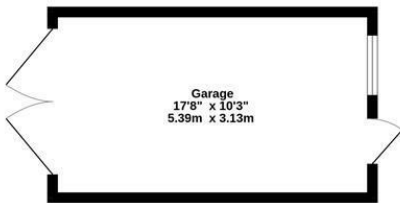
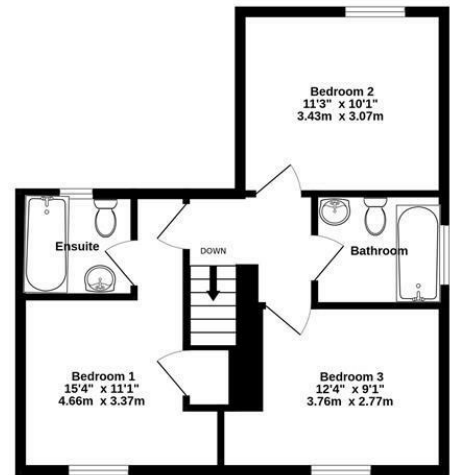


Floor Plan

GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	