



## Waterside Gardens, , York, YO31 9BF

- BEAUTIFULLY PRESENTED
- GARDEN
- COUNCIL TAX BAND E
- CUL DE SAC
- SOUGHT AFTER LOCATION
- EPC RATING C

**£425,000**



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## DESCRIPTION

A beautifully presented four bedroom townhouse in a sought-after development just off Huntington Road.

Upon entering the property you have a bright, spacious entrance hall with stairs leading to the first floor. Off the hallway you have a utility room that has been created from the back of the garage, there is also a ground floor W.C. The rest of the floor is made up of the stunning open plan kitchen diner with its range of base and wall units, integrated appliances and patio doors out to the rear garden.

To the first floor you have a spacious sitting room with balcony overlooking the garden and River Foss. This is currently being used as a studio. Two bedrooms complete the first floor.

The second floor is made up of two further, double bedrooms, the main of which has an ensuite shower room and Juliette balcony. The family bathroom completes the internal accommodation.

Externally there is a driveway to the front providing off street parking and leading to the store with up and over door.

To the rear there is a lawned garden with raised deck seating area and a second seating area at the bottom with wooden Pergola.

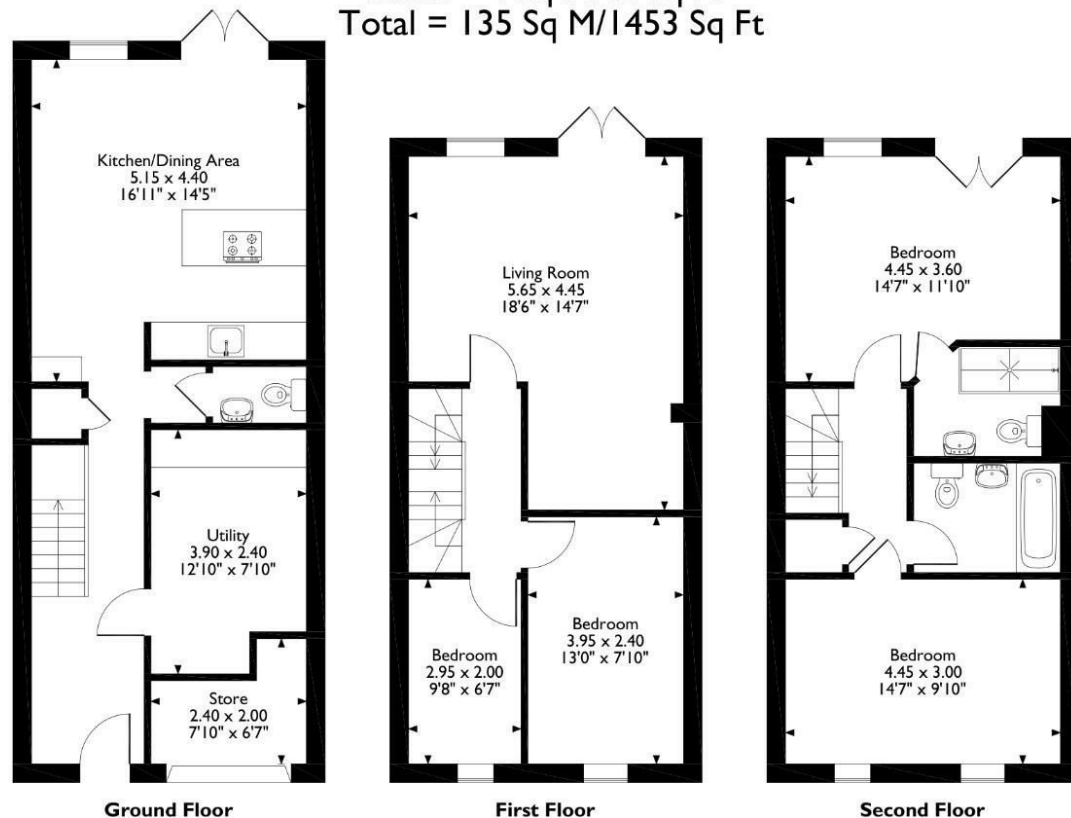
Waterside Gardens is a popular development approximately a mile from York's historic city walls. It enjoys good local amenities as well as convenient access to the city centre and Monks Cross and Vangarde retail parks.

Viewing of this property is highly recommended to truly appreciate all it has to offer.





20 Waterside Gardens, York  
 Approximate Gross Internal Area  
 Main House = 131 Sq M/1410 Sq Ft  
 Store = 4 Sq M/43 Sq Ft  
 Total = 135 Sq M/1453 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

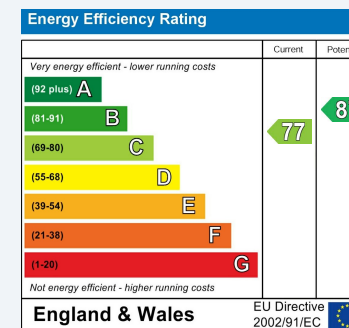
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

