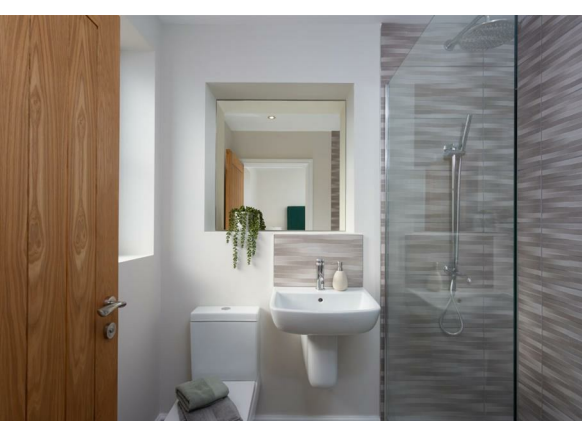
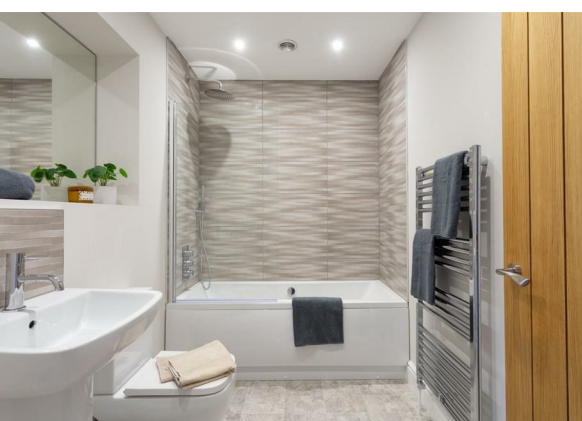


## Foss View, Huntington Road, Huntington, York £400,000

\*FINAL REMAINING PLOT - PHASE I\*

An exclusive development comprising exquisitely crafted homes, situated in a highly sought-after residential location in the heart of York city centre. This four bedroom, three bathroom home offers perfect family accommodation with carefully chosen fittings, two off street parking spaces and lovely enclosed gardens





Foss View represents an exclusive development comprising four exquisitely crafted residences, situated in a highly sought-after residential location in the heart of York city centre.

Constructed to exceptional standards, phase I of this beautiful riverside development offers two modern four-bedroom three-storey homes with off street parking and gardens.

Each of the dwellings have been meticulously designed to provide open-plan living spaces that are bathed in natural light and feature a superb array of fixtures and fittings throughout. From the high-quality fitted kitchens and ground floor underfloor heating to the integrated appliances, every detail has been thoughtfully considered. The bathrooms epitomize luxury, equipped with contemporary sanitaryware, chrome fittings, and ceramic tiled walls.

Foss View is strategically located along Huntington Road, offering delightful riverside walks right at your doorstep and the added convenience of York city centre being within close proximity. With these attributes, each residence within the development is tailored to create an exemplary home, whether for a growing family or those seeking a change in lifestyle.

## **PLOTS 1 & 2**

These exquisite four-bedroom semi-detached residence embody luxury and sophistication and are designed for family living.

The ground floor is graced with a meticulously designed open-plan dining kitchen flooded with natural light, featuring bi-fold doors that seamlessly connect to the private rear garden. The kitchen itself is adorned with shaker-style units complemented by an array of premium integrated appliances. A separate sitting room offers a cosy yet generous expanse of space, with lovely views of the front garden. The ground floor is further enhanced by a conveniently located WC and ample storage facilities accessible from the dining kitchen.

Ascending to the first floor, one encounters a thoughtfully arranged principal bedroom complete with an en suite shower room. This floor also houses two additional bedrooms and a well-appointed house bathroom. To the second floor, a guest bedroom awaits, featuring an en suite shower room and additional storage space.

Externally, the rear garden provides a serene retreat, ideally situated near the tranquil River Foss. Off-street parking is available at the front of Plot 1 and at the rear of both properties, ensuring convenience and ease of access.

## **PLOTS 3 & 4**

Under construction - to be released early 2025 - 2x bespoke contemporary three bedroom riverside bungalows

## **Specification**

### **KITCHEN**

- Fitted kitchen units, worktops & splashback
- AEG Double electric oven & Microwave with electric ceramic hob and extractor chimney hood
- Integrated fridge/freezer
- Inset sink 1.5 bowl & tap
- Integrated dishwasher
- LVT flooring
- Chrome recessed downlighters
- Under wall unit lights

### **PANTRY**

- Washing Machine
- LVT flooring

### **MAIN BATHROOM**

- White sanitary ware & hand wash basin pedestal
- Chrome single lever basin mixer
- Shower screen
- Ceramic wall tiling
- Vinyl flooring
- Chrome recessed downlighters

### **EN SUITES**

- White sanitary ware
- Chrome single lever basin mixer
- Ceramic wall tiling
- Vinyl flooring
- Shower complete with glass door/chrome frame & concealed thermostatic shower and valves
- Chrome recessed downlighters & heated towel rail
- Ceramic wall tiling splashback to semi basin pedestal

### **FLOORING**

- Fitted carpets throughout - LVT to kitchen & vinyl flooring to Bathrooms

### **W/C**

- White sanitary ware with semi basin pedestal
- Chrome single lever basin mixer
- Ceramic wall tiling splashback
- LVT flooring
- Chrome recessed downlighters

### **HEATING**

- Gas fired central heating, radiators including thermostatic valves & Digital room stats
- Underfloor heating to the downstairs (Plots 1 & 2 ground floor only)

### **ELECTRICAL**

- Smoke detectors & Carbon Monoxide detector
- Front external lights

### **INTERNAL & EXTERNAL WINDOWS AND DOORS**

- UPVC/ double glazed windows complete with chrome handles
- Aluminium bi-fold doors
- Contemporary 4 panel oak timber internal doors complete with chrome door furniture

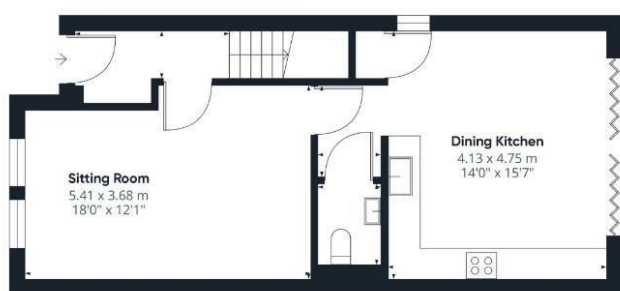
### **DECORATION**

- Emulsion to walls & white emulsion to ceilings & painted woodwork

### **EXTERNAL FEATURES**

- Timber fencing to rear gardens
- Timber side gate to rear access
- Tarmac to drives and parking areas

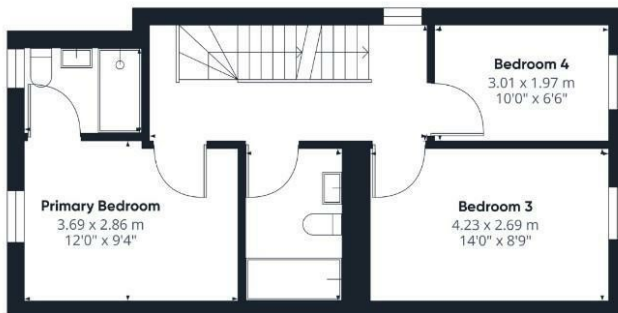
### **GARDENS**



Ground Floor



Second Floor



First Floor

Plot 1

S

Est. 1871

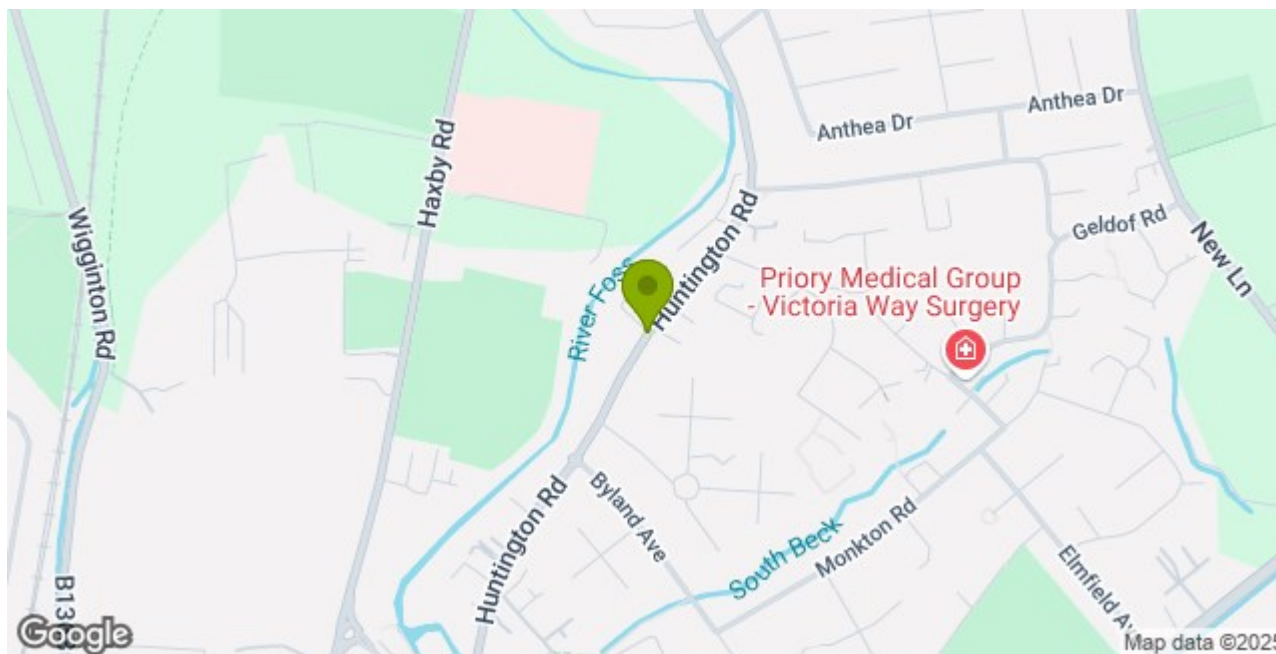
NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 1316 SQ FT / 122.26 SQ M Ground Floor Area: Approx. 544.22 SQ FT / 50.56 SQ M

First Floor Area: Approx. 491.48 SQ FT / 45.66 SQ M Second Floor Area: Approx. 280.29 SQ FT / 26.04 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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