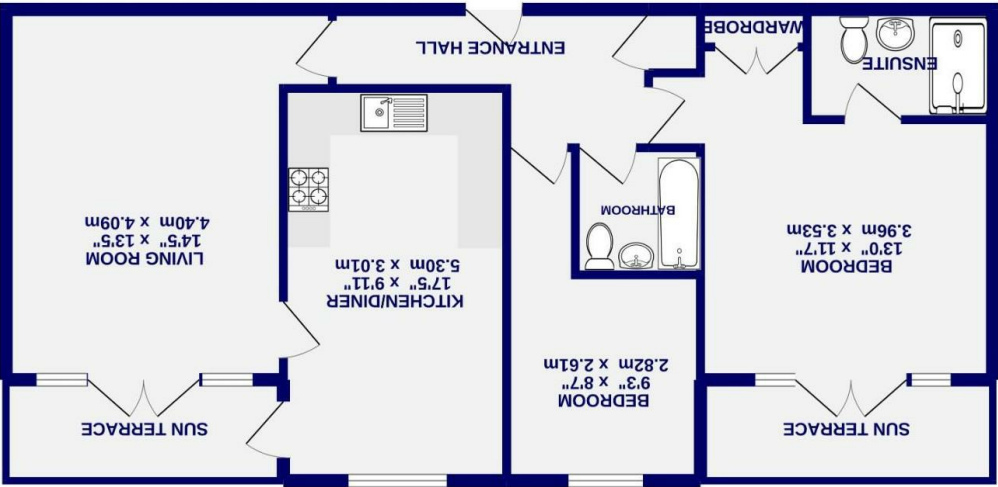




Whitecross Gardens Off Huntington Road, YO31 8JH

Leasehold
Council Tax Band - D

- Ground Floor Apartment
- Prime Location Off Huntington Road
- Stunning Kitchen Diner With Access To Private Terrace
- Master Bedroom With Ensuite Shower Room And Access To Private Terrace
- Great Size Second Bedroom
- Two Private Terraces
- Allocated Parking & Garage
- Ideal For First Time Buyers, Downsizers Or Investors
- Beautifully Presented Throughout
- EPC C



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

TOTAL FLOOR AREA: 789 sq. ft. (73.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Whitecross Gardens
Off Huntington Road, York
YO31 8JH

£300,000



A beautifully presented two-bedroom ground floor apartment, nestled behind mature trees with tranquil views over the River Foss, just moments from York city centre. Located just off Huntington Road, this superb home offers easy access to local shops, popular eateries, York railway station, and the city's many amenities.

Stylish throughout with good quality light oak flooring, the apartment is ideal for those looking to downsize, first-time buyers, professionals, or investors. The welcoming hallway leads to a bright living room with French doors and fitted louvered shutters, opening onto one of two, private terraces. The adjacent modern kitchen diner is a true highlight, featuring high-spec cabinetry, integrated appliances, and a granite worktop with breakfast bar, also enjoying access to the terrace and garden views.

There are two generous double bedrooms, including a master with built-in wardrobes, a sleek en-suite, and French doors to a second private terrace, perfect for relaxing. A contemporary house bathroom serves the second bedroom and guests. Additional benefits include newly installed Lot 20-compliant programmable electric ceramic and aluminium wall heaters, and a modern programmable unvented hot water cylinder for energy-efficient comfort.

Externally, the apartment features two private terraces, well-kept communal gardens, allocated parking, and a garage with electric, a rare feature in such a central location. This apartment is expected to attract strong interest. Early viewing is highly recommended to appreciate the prime location and standout features, including the garage, two private terraces, and spacious high-spec kitchen diner.

Leasehold
Length of lease- 974 years remaining
Ground rent - £0
Ground rent review period- Fixed
Service Charge- £960 per annum

Council Tax Band- D

