

Sturdee Grove
Huntington, York
YO31 8FD

Leasehold
Council Tax Band - B

- Ground Floor Apartment
- Two Bedrooms
- Fitted Shower Room
- Popular Residential Development
- On Site Parking
- Close To CC
- No Onward Chain
- EPC D



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/stores will form part of the overall floor area 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.

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75% Shared Ownership
£120,000

2 1

* Shared ownership retirement property for the over 55's *

Located in the popular residential area of Huntington, within walking distance of York City Centre, the train station and York District Hospital, is this well-presented ground floor apartment offered on a shared ownership basis. With a 75% share available, this property could make an ideal retirement home or downsize option.

Accessed via a private front door, the apartment features a spacious living room to the front, leading through to an internal hallway. Off the hall lies a fitted kitchen offering a range of wall and base units, providing ample storage and worktop space. There are also two well-proportioned bedrooms, a modern three-piece shower room, and a deceptively large storage cupboard.

Externally, residents enjoy access to well-maintained communal gardens and parking on a first-come, first-served basis. Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- New 60 year lease to be issued on completion of sale
No rent payable at 75% ownership
Ground rent - £0
Service Charge- £134.64 per calendar month

Council Tax Band- B

* Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo*



















