



Whitecross Gardens Off Huntington Road, York YO31 8JH

No Onward Chain £290,000



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.

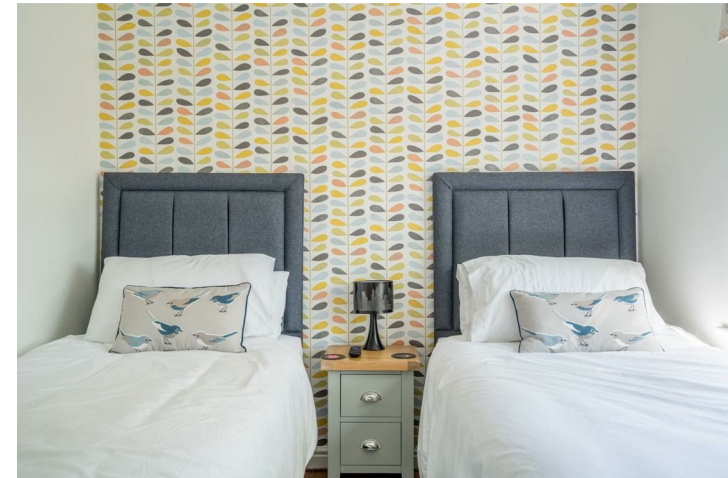
Stylish throughout with good quality light oak flooring, the apartment is ideal for those looking to downsize, first-time buyers, professionals, or investors. The welcoming hallway leads to a bright living room with French doors and fitted louvered shutters, opening onto one of two, private terraces. 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.

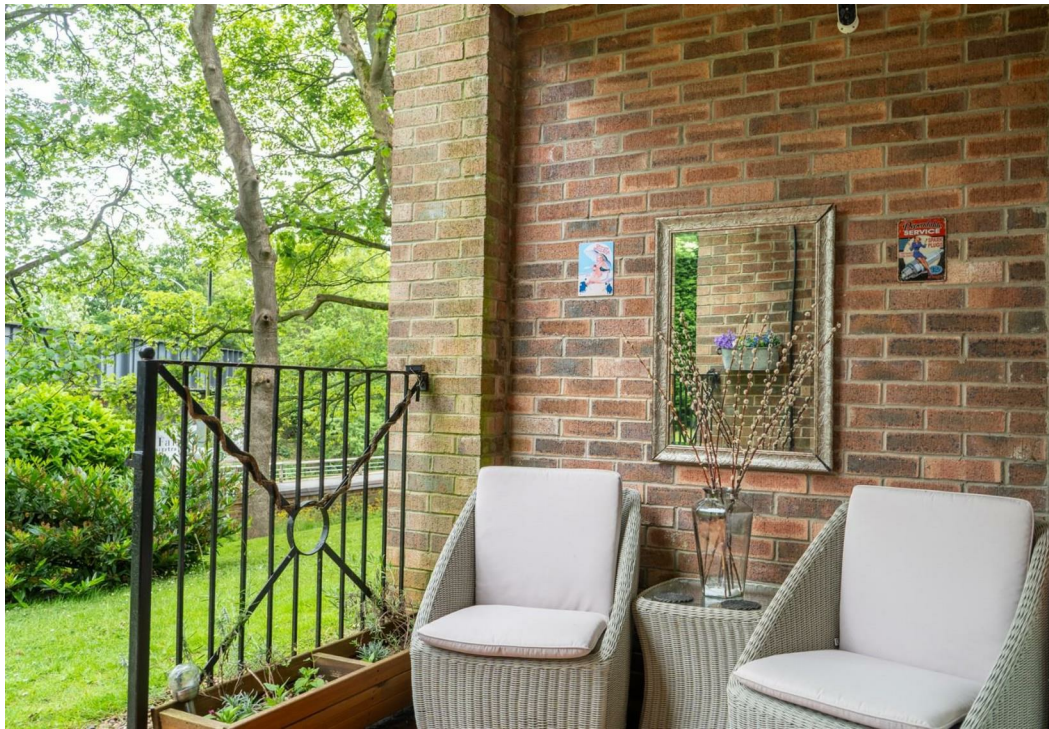
There are two generous double bedrooms, including a master with built-in wardrobes, a sleek en-suite, and French doors to a second private terrace, perfect for relaxing. A contemporary house bathroom serves the second bedroom and guests. Additional benefits include newly installed Lot 20-compliant programmable 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



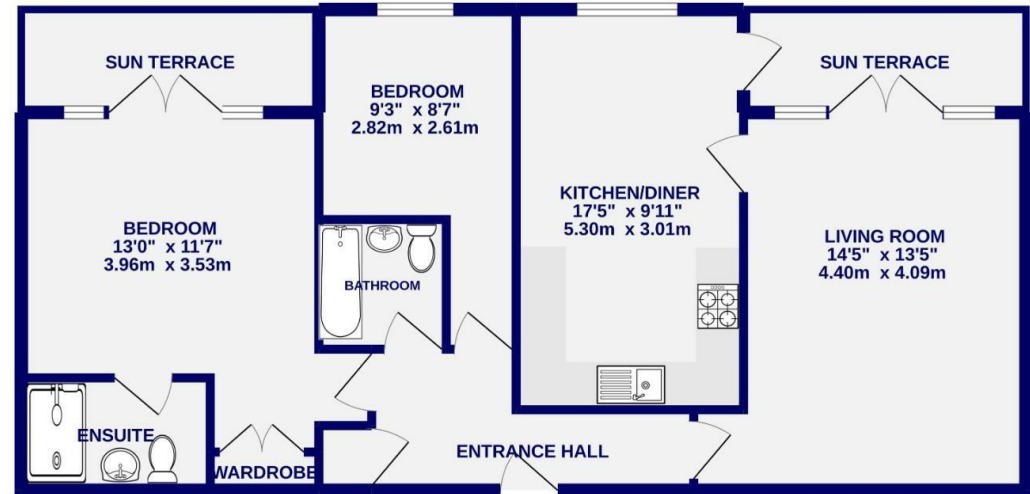


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Leasehold
Council Tax Band - D

- Ground Floor Apartment - City Living
- Prime Location Off Huntington Road
- Stunning Kitchen Diner With Access To Private Terrace
- Master Bedroom With Ensuite Shower Room & 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.
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