



## Plot 3, Foss View Huntington Road, York

£430,000

An exclusive development of thoughtfully designed properties within a highly sought-after riverside location in close to York city centre.

These architecturally designed semi-detached homes showcase contemporary open-plan living, with elegant doors opening onto elevated rear terraces that overlook the tranquil River Foss. The kitchens are appointed with classic shaker-style cabinetry and a suite of high-specification integrated appliances, seamlessly flowing into generous dining and living areas.

The thoughtfully arranged ground-floor layout comprises three bedrooms, including a principal suite with en suite shower room, and two additional bedrooms served by a sleek, modern house bathroom.

Externally, the raised terraces accessed from the kitchen offer an ideal space for al fresco entertaining, with steps descending to spacious, lawned gardens that border the River Foss, creating a truly peaceful and picturesque setting. Off-street parking is provided to the front of each property.

Located on the fringes of York's historic city centre, Huntington Road offers convenient access to the heart of the city. A leisurely 10-minute cycle leads you to the charming cobbled streets of the Shambles, the majestic York Minster, the serene Museum Gardens, York Theatre Royal, and a wealth of local amenities. Further afield, York Racecourse and the expansive greenery of The Knavesmire await, along with the mainline railway station offering regular services to London Kings Cross—all well connected by frequent bus routes.

## Specification

### Kitchen

- Fitted kitchen units, quartz worktops and splashback
- Self-closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Electric oven with electric hob (induction) and extractor hood
- Integrated microwave
- Integrated 70/30 fridge/freezer
- Inset sink bowl and tap
- Integrated dishwasher
- LVT flooring
- Chrome recessed downlighters
- Under cabinet lighting
- Space for washing machine

### Main bathroom

- White sanitaryware & full/semi-basin pedestal
- Chrome single lever basin mixer
- Ceramic wall tiling
- Vinyl flooring
- Shower over bath with glass door, chrome & concealed thermostatic shower and valves
- Chrome recessed downlighters
- Chrome heated towel rail
- Ceramic wall tiling splashback to semi-basin pedestal

### Ensuite

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

### Flooring

- Fitted carpets throughout - LVT to kitchen and living, vinyl to bathrooms

### Heating

- Gas-fired central heating
- Underfloor heating throughout
- Digital room stats

### Electrical

- Smoke detectors
- CO detector
- External lighting
- Waterproof external socket
- Waterproof external socket for car charging

### Doors and Windows

- Double glazed windows
- Rear double glazed French doors (sliding plot 3, traditional opening plot 4)
- Contemporary 4-panel oak effect internal doors with chrome door furniture
- Double glazed velux windows and rooflights

### Decorating

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

### External

- Rear patio with glazed balustrade to patio and steps
- Timber boundary fencing
- Turfed rear garden
- External tap
- Private access to waterfront



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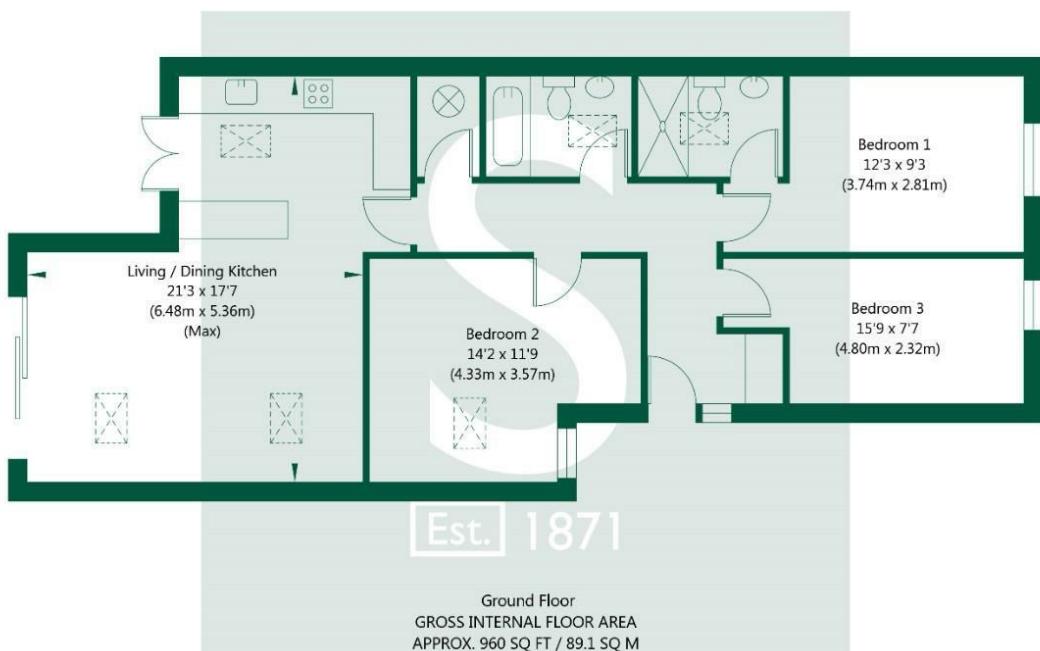
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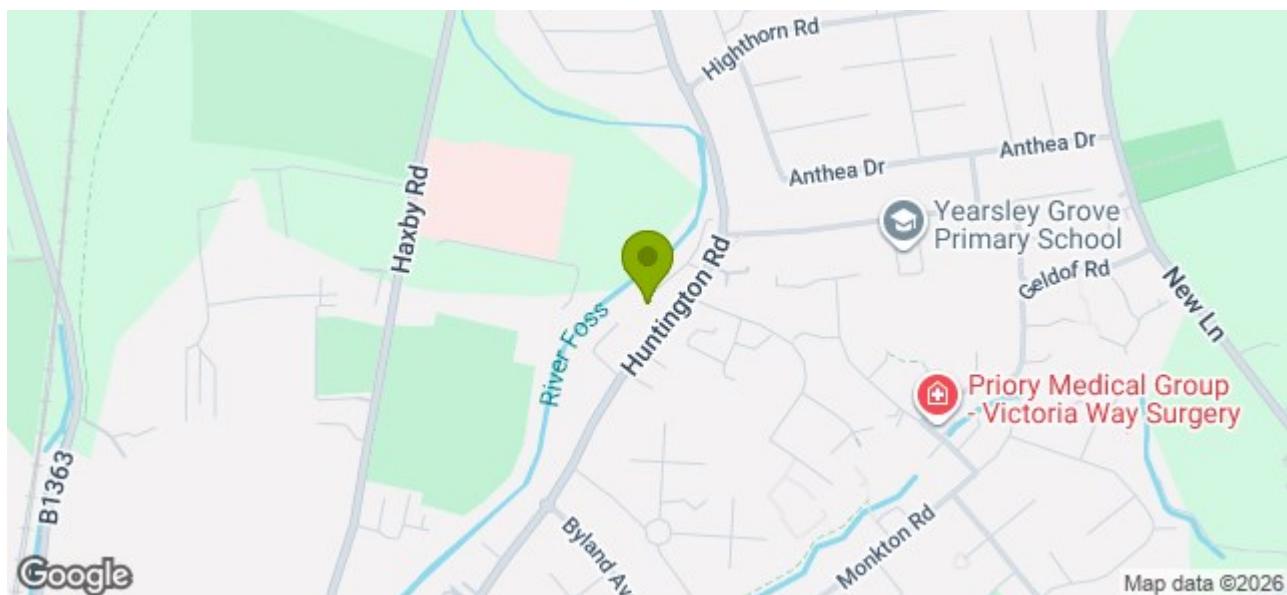
#### Electrical

Smoke detector, CO detector, External lighting, Watersoftener, Central heating





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 960 SQ FT / 89.1 SQ M  
Copied from existing plans and accuracy cannot be guaranteed  
All measurements and fixtures including doors and windows are approximate and should be independently verified.



### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

### Associates

N Lawrence

