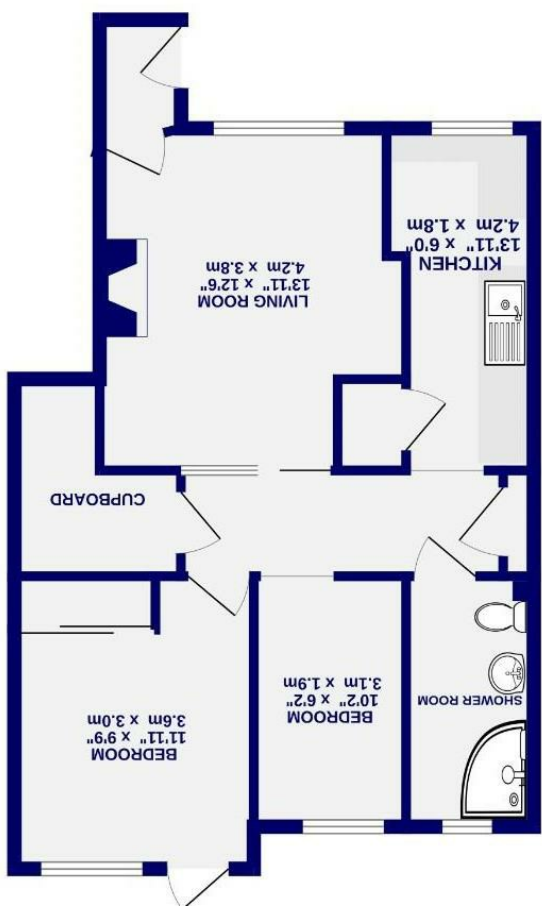


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars are given as a guide 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 areas, measurements, floor plans or distances referred to are given as a guide 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 property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas and no responsibility is taken for any errors, omissions or misstatements. This plan is illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability. Made with Keyplan 2023



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

Leasehold
Council Tax Band - B

Sturdee Grove, York YO31 8FD



Sturdee Grove
Huntington, York
YO31 8FD

75% Shared Ownership
£130 000



* 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

