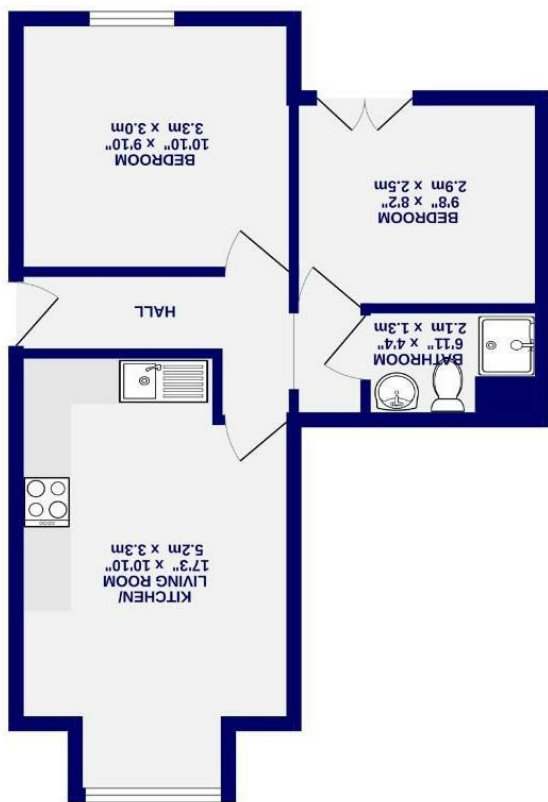


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. 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.

What every intended purchaser should be aware of is that the measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and dimensions by measuring them personally. The purchaser should also be aware that the measurements of rooms and any other areas are approximate and should not be relied upon as a statement of fact. The purchaser should also be aware that the measurements of rooms and any other areas are approximate and should not be relied upon as a statement of fact. The purchaser should also be aware that the measurements of rooms and any other areas are approximate and should not be relied upon as a statement of fact.



GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

- Ground Floor Apartment
- Two Double Bedrooms
- Private Enclosed Courtyard
- Popular Residential Area
- Central Living
- Well Presented Throughout
- No Onward Chain
- EPC E

Leasehold  
Council Tax Band - A

# Huntington Road, YO31 8RD



Huntington Road  
Huntington Road, York  
YO31 8RD

Offers Over £179,000



Situated on the ever-popular Huntington Road, just a short distance from York City Centre, Foss Islands Retail Park and the train station, is this beautifully presented two-bedroom ground floor apartment. Rare for a property of this type, it also benefits from its own enclosed private courtyard.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway. The open-plan kitchen and living area features a modern range of wall and base units providing ample storage and worktop space, along with integrated appliances. The generous living area offers plenty of room for furniture, with a large bay window filling the space with natural light.

Across the hall are two well-proportioned bedrooms, one of which enjoys direct access to the courtyard, along with a contemporary three-piece shower room.

Offered with no onward chain, this delightful apartment will appeal to both first-time buyers and investors alike. Early viewing is highly recommended.

Leasehold  
Length of lease- 999 years  
Share of the freehold  
Ground rent - £0  
Ground rent review period - Fixed  
Service Charge- £2,550 per annum

Council Tax Band- A

