



Gladstone Street

York

YO31 8WD

£260,000



Located in the highly sought-after area of Huntington Road, this spacious ground-floor apartment enjoys an enviable position just a short stroll from York city walls, a wide range of local amenities, and the train station. Overlooking the picturesque River Foss, the property is immaculately presented throughout and offered with no onward chain, making it a superb opportunity thanks to its prime location, generous specification, and move-in-ready appeal.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway which leads through to a generous open-plan living space. This bright and sociable room features French doors opening directly onto the communal courtyard. The kitchen is fitted with a range of modern wall and base units, complemented by stylish worktops and offering excellent storage alongside a clean, contemporary finish.

A separate inner hallway provides access to two well-proportioned double bedrooms, along with a modern four-piece bathroom suite, finished to a high standard.

Externally, the property enjoys attractive views towards the River Foss and benefits from a well-maintained communal courtyard shared with a small number of residents. In addition, the property also includes a garage providing valuable off-street parking or storage.

A rare combination of location, space, and presentation, this apartment is sure to attract strong interest and early viewing is highly recommended.

Leasehold

Length of lease- 136 years remaining

Ground rent - £472 per annum

Ground rent review period- Fixed

Service Charge- £2,425 per annum

Council Tax Band- C

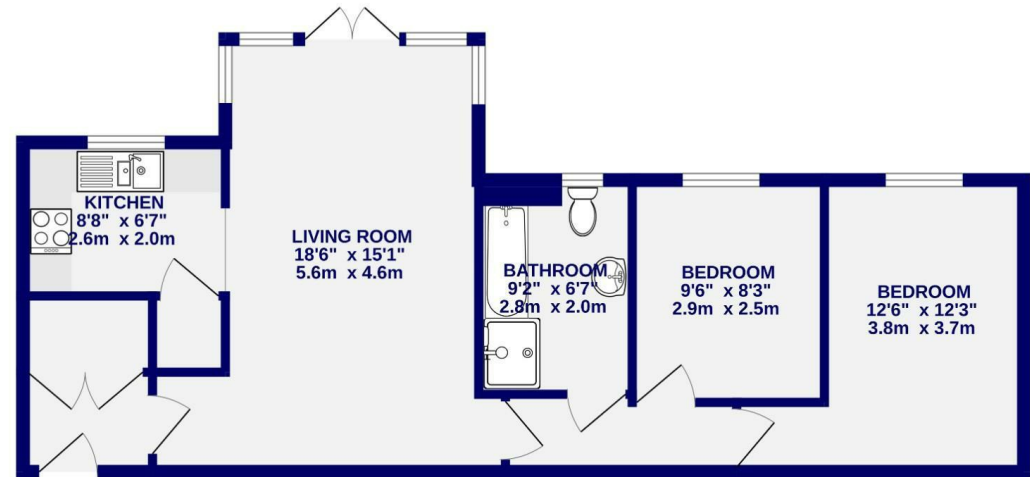




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Leasehold
Council Tax Band - C

- Ground Floor Apartment
- Two Double Bedrooms
- Shared Courtyard
- Pretty River Views
- GARAGE AND PARKING SPACE
- Central Location
- No Onward Chain
- EPC C



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.

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