



# Waterside Gardens

## Huntington Road, York

### YO31 9BF

£235,000



Located in a popular residential area just off Huntington Road, this well-presented and spacious two-bedroom apartment is ideally positioned for convenient living. Waterside Gardens is within walking distance of York city centre and train station and is well-served by local amenities, including shops, eateries, and a GP surgery. Regular bus connections, such as the number 1 and 5, are easily accessible.

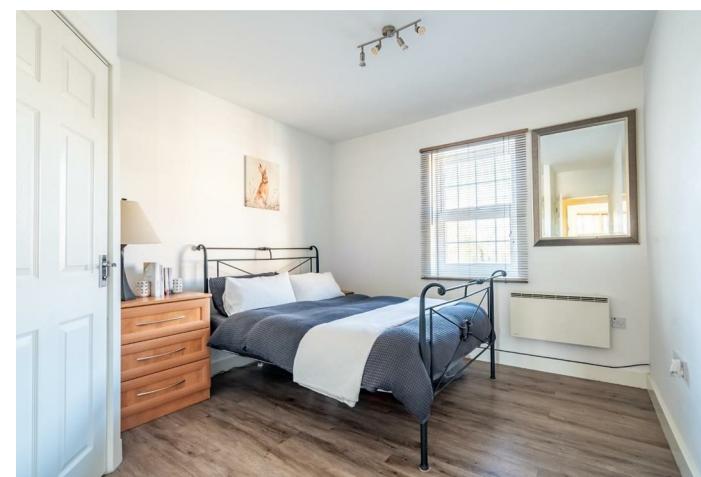
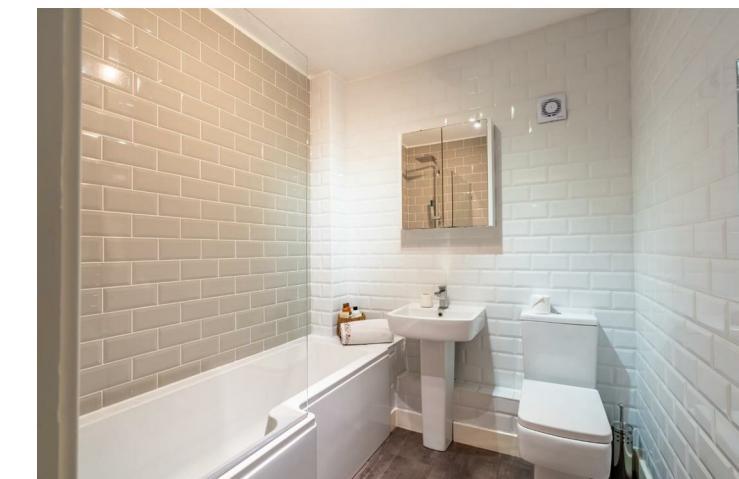
Situated on the first floor, the apartment offers an entrance hall with integrated storage, leading into the open-plan kitchen, living, and dining area. A large bay window at the front of the property allows natural light to flood the space throughout the day. The kitchen features a range of wall and base units, providing ample storage, along with a fixed breakfast bar. There is an integrated dishwasher and a new oven. Across the hall are two double bedrooms, with the master bedroom benefiting from a modern en-suite shower room. The internal accommodation is completed by a stylish three-piece bathroom.

Externally, residents can enjoy well-maintained communal gardens, with the added benefit of allocated parking.

Sure to be popular among a range of buyers, early viewing is highly recommended.

Leasehold  
Length of lease- 125 years from 1 January 2004  
Ground rent- £256.92 per annum  
Ground rent review period- Fixed  
Service charge £1,140 per annum

Council Tax Band - C  
EPC Rating - C



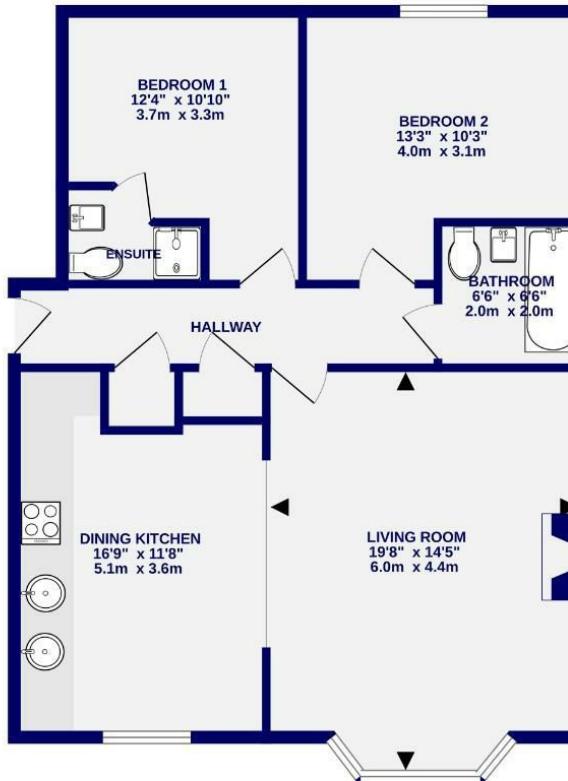


# Waterside Gardens Huntington Road, York YO31 9BF

Leasehold  
Council Tax Band - C

- Spacious Apartment
- First Floor
- Two Bedrooms
- Two Bathrooms
- Convenient Location To CC & Train Station
- Communal Grounds
- Allocated Parking
- Communal Bike Store
- EPC TBA

GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and will be available to the buyer. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their operability.  
Made with Homeplan 2005

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 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 statements contained in these particulars. 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.