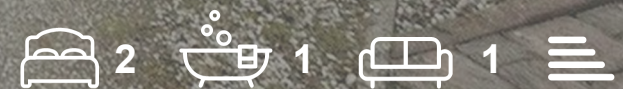




9 Waterdale Park Huntington Road
York, YO31 9HQ

Guide Price £170,000



Forming part of a small development, this 2 double bedroom apartment located to the North of York is perfect for first time buyers or investors and is ideally positioned for access to York City centre, Monks Cross, Vanguard shopping parks whilst also being close to popular local comprehensive and primary schools and many other local amenities. The property is sold as seen and is entered via a communal hallway and comprises entrance hall, large living room, kitchen, 2 bedrooms and a family bathroom. To the outside there are communal areas and parking.

Entrance Hall

Doors to:

Lounge

17'3 x 11'7 (5.26m x 3.53m)

Two windows to side, electric wall heater.

Kitchen

7'11" x 7'10" (2.42 x 2.39)

Window to rear, range of base and wall mounted units, single sink, plumbing for washing machine, electric wall heater, tiled splashback.

Bedroom 1

12'3 x 7'10 (3.73m x 2.39m)

Window to side, electric wall heater.

Bedroom 2

9'10 x 9'5 (3.00m x 2.87m)

Windows to side and rear, built in cupboard, electric wall heater.

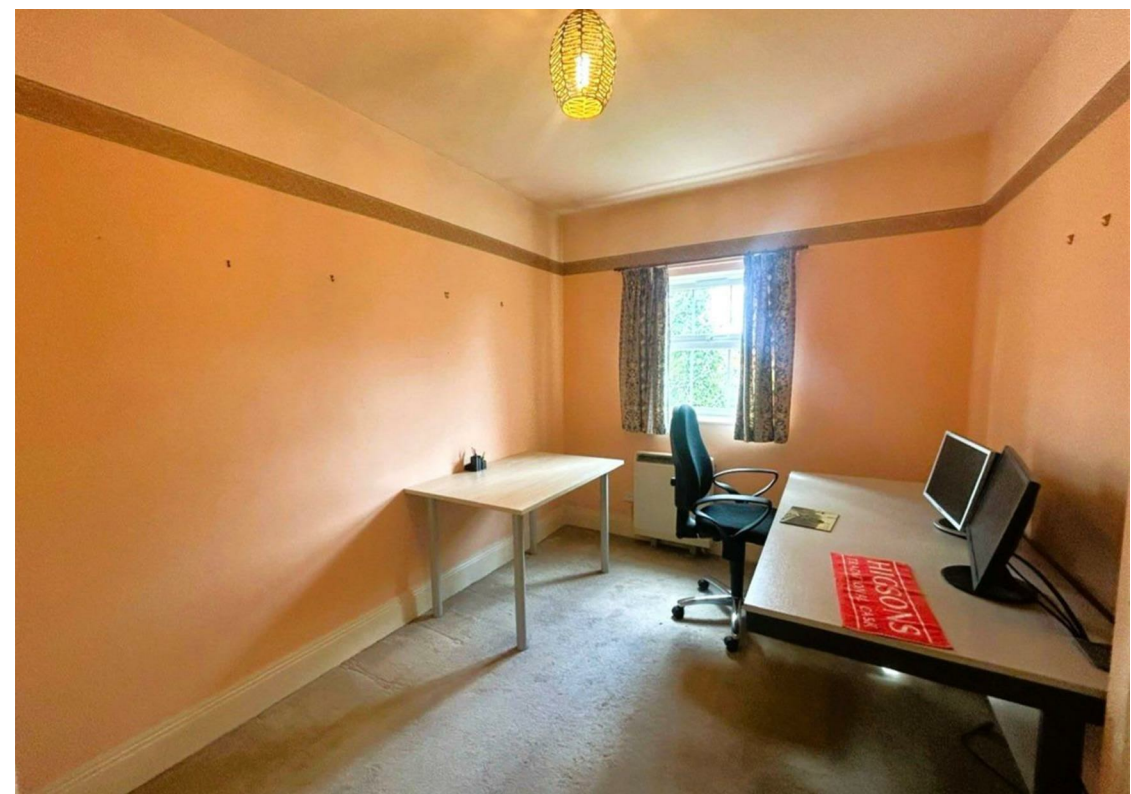
Bathroom

7'11 x 5'10 (2.41m x 1.78m)

Panelled bath with shower over, low level WC, pedestal wash hand basin, tiled splashbacks, extractor fan.

Outside

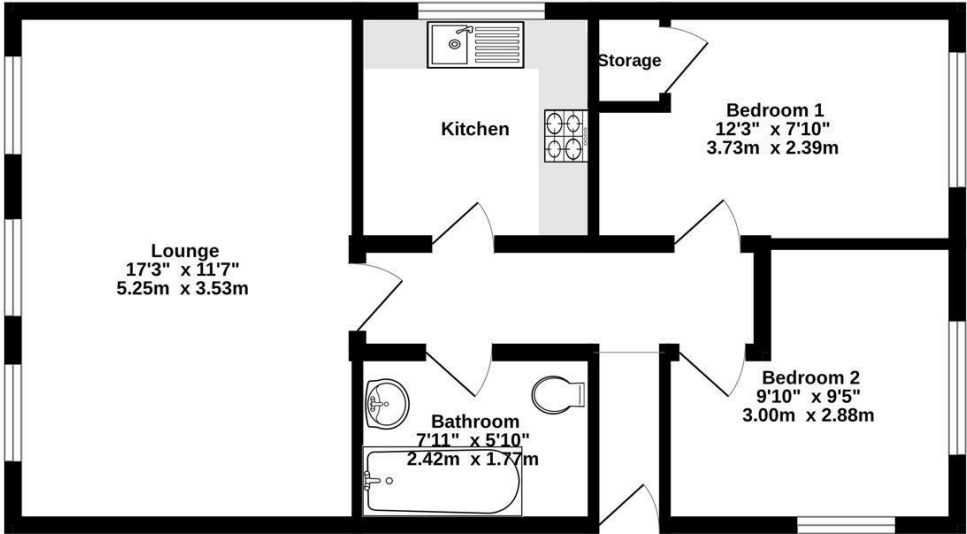
There are communal areas and parking spaces.





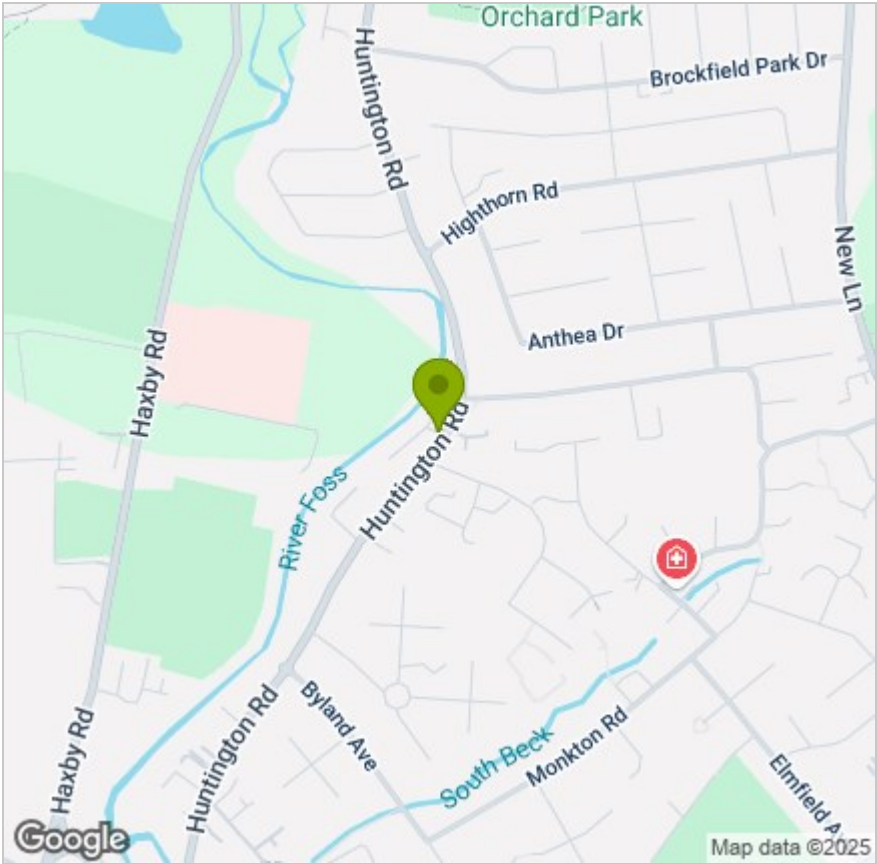
FLOOR PLAN

Ground Floor
499 sq.ft. (46.4 sq.m.) approx.




TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.