



Waterdale Park, Huntington, York, YO31 9HQ

- Charming End-Terraced Riverside Cottage
- Two Well-Proportioned Double Bedrooms
- Delightful Garden With River Views
- Attractive Living Space With Garden Views
- Generous Driveway Parking For Several Vehicles

£275,000

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DESCRIPTION

A beautifully presented end-terraced cottage, positioned in the ever-popular Huntington area of York. This charming home offers well-balanced accommodation across two floors, complemented by a generous rear garden with direct access to the River Foss and ample driveway parking. The property also benefits from a Hive smart heating system, providing convenient and efficient temperature control throughout the year.

The ground floor provides an inviting and practical layout. A welcoming entrance hall leads to a well-appointed kitchen, fitted with a range of wall and base units along with an integrated oven and gas hob. To the rear, a delightful living area features an attractive fireplace and patio doors that frame views of the garden and river beyond, creating a peaceful and characterful space for everyday living.

Upstairs, the property offers two comfortable double bedrooms, both served by a modern, fully tiled bathroom complete with a white suite and 'P-shaped' bath with shower over. The arrangement is ideal for couples, small families or those seeking a guest room or home office.

Externally, the property continues to impress. A driveway to the front provides ample parking for several vehicles, while the rear garden offers a particularly appealing setting, extending down to the River Foss. A dedicated seating area overlooking the water provides a tranquil spot to relax and enjoy the surroundings.

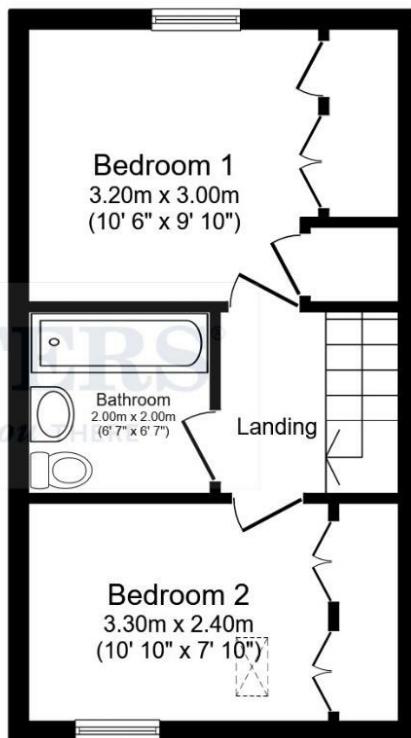
Located within easy reach of the outer ring road, York city centre and the extensive amenities of Monks Cross and Vanguard, the property is exceptionally well placed. Huntington benefits from a wide range of local shops, regular bus services and highly regarded schools, making this an excellent opportunity in a sought-after residential area.







Ground Floor



First Floor

Total floor area 61.8 sq.m. (665 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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