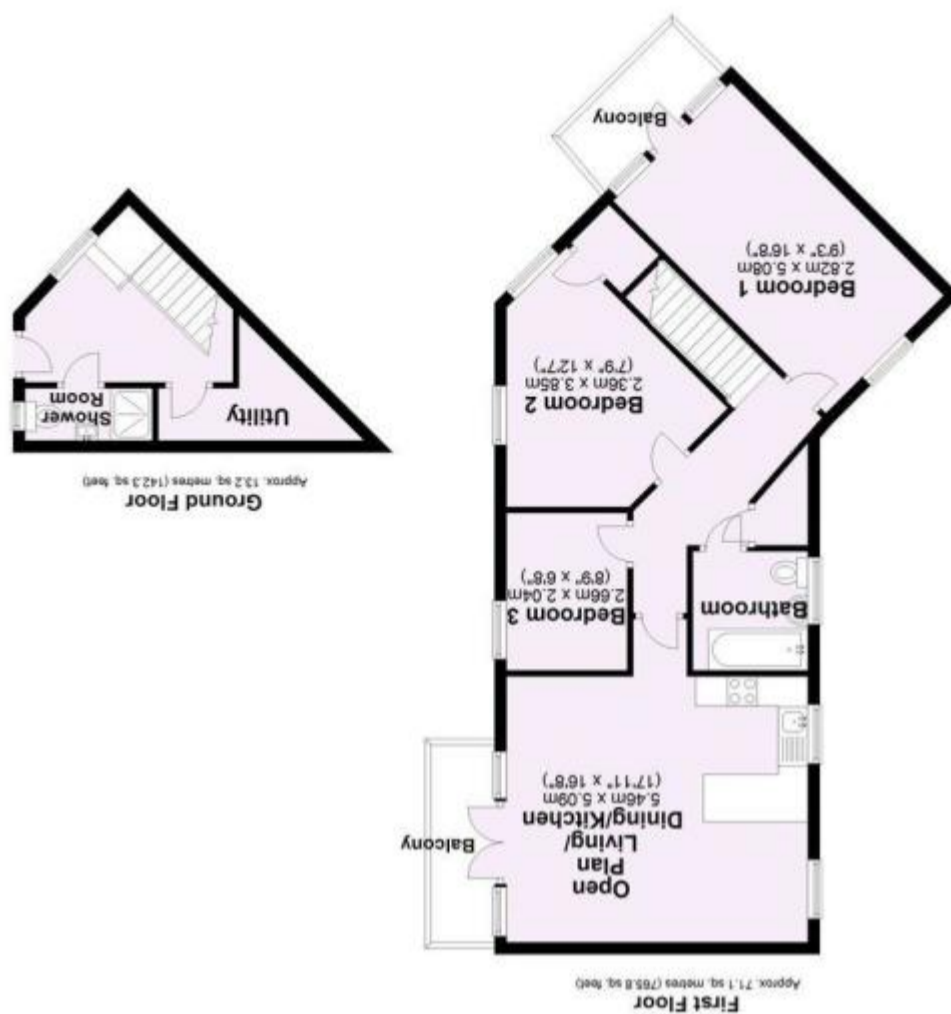


Plan produced using PlanIt



## Islands House, Dennison Street, York YO31 8YX

A fantastic unique property located within walking distance to York City Centre, Hospital and Universities offered for sale with the benefit of no onward chain. This well presented and well maintained home briefly comprises; private ground floor entrance and hallway with convenient shower room, w/c and large storage cupboard currently set up as a utility space, with stairs leading to the first floor accommodation. To the first floor are two good sized double bedrooms, a single bedroom, three piece house bathroom and a bright open plan living / dining / kitchen area with dual aspect allowing the natural light to flood in. The kitchen has modern gloss units and lounge boasts Juliet doors leading to a small balcony with views over the river Foss towards the iconic York Minster. Externally the property benefits from a side garden and allocated parking.

Situated in a desirable location just off Huntington Road and within easy walking distance to York City Centre, Hospital and Train Station. Early viewing is highly recommended.

Lease: 125 years from 2010

Ground Rent : £315 PA

Service Charge: £200 PM Approx

- Allocated Parking
- Walking Distance to City Centre
- Private Entrance
- Utility Room
- Two Bathrooms
- Three Bedrooms
- Two Floors
- No Onward Chain

Travelling from A1036 from Heworth Green. Take the 3rd exit off the roundabout onto Huntington Road signposted Huntington. Turn right on to Dennison Street and Islands House can be seen directly in front of you. This property is to the right hand side and towards the river.

Huntington is ideal for the commuters travelling to York and also the A1237 leading to the A59 or A64. Huntington has a primary school and also Huntington Secondary a reputable school in the area. For shopping, York City Centre, Monks Cross and Vangarde are in the vicinity with various shops and supermarkets.

