



Wrays Cottages

Huntington Road, York
YO31 9BZ

Offers Over £250,000



Located in the popular village setting of Huntington, to the north of York, is this charming Victorian cottage offering more space than first appears, along with a generous courtyard-style garden to the rear. Ideally placed for a range of local amenities including shops, eateries and regular bus connections into York city centre and the railway station, the property presents an excellent opportunity for first-time buyers or investors alike.

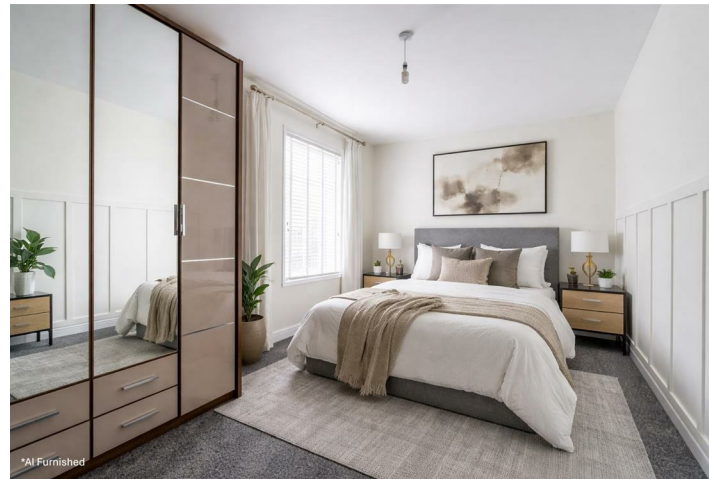
Internally, the property is entered via an entrance vestibule which leads through to the bright and welcoming living room positioned to the right, featuring a large window that allows natural light to flood the space. To the rear of the property is a fitted kitchen comprising a range of shaker-style wall and base units, providing ample storage and worktop space, along with room for a selection of freestanding appliances. Beyond the kitchen is a recently upgraded shower room finished with contemporary wall tiling and modern black fixtures and fittings, with a WC positioned to the rear and accessed via a secondary hallway.

To the first floor are two well-proportioned double bedrooms, both offering space for a range of freestanding furniture.

Externally, the property benefits from an enclosed courtyard-style garden to the rear, along with a deep storage cupboard ideal for bins or outdoor furniture. On-street parking is available immediately outside the property.

Offered with no onward chain, early viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*





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Freehold
Council Tax Band - A

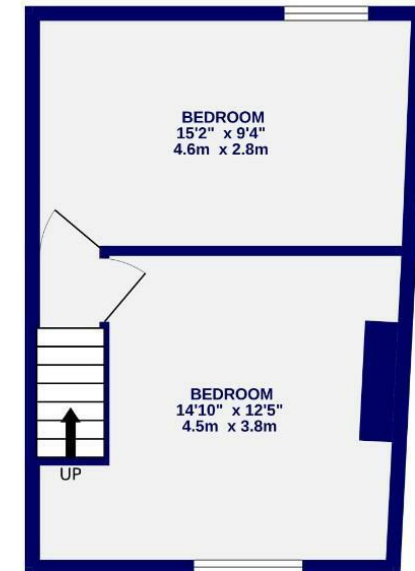
- Period Cottage
- Two Double Bedrooms
- Well Presented Throughout
- Enclosed Courtyard Style Garden
- Modern Kitchen & Bathroom
- Sought After Village Setting
- No Onward Chain
- EPC TBC

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 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 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.
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1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



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