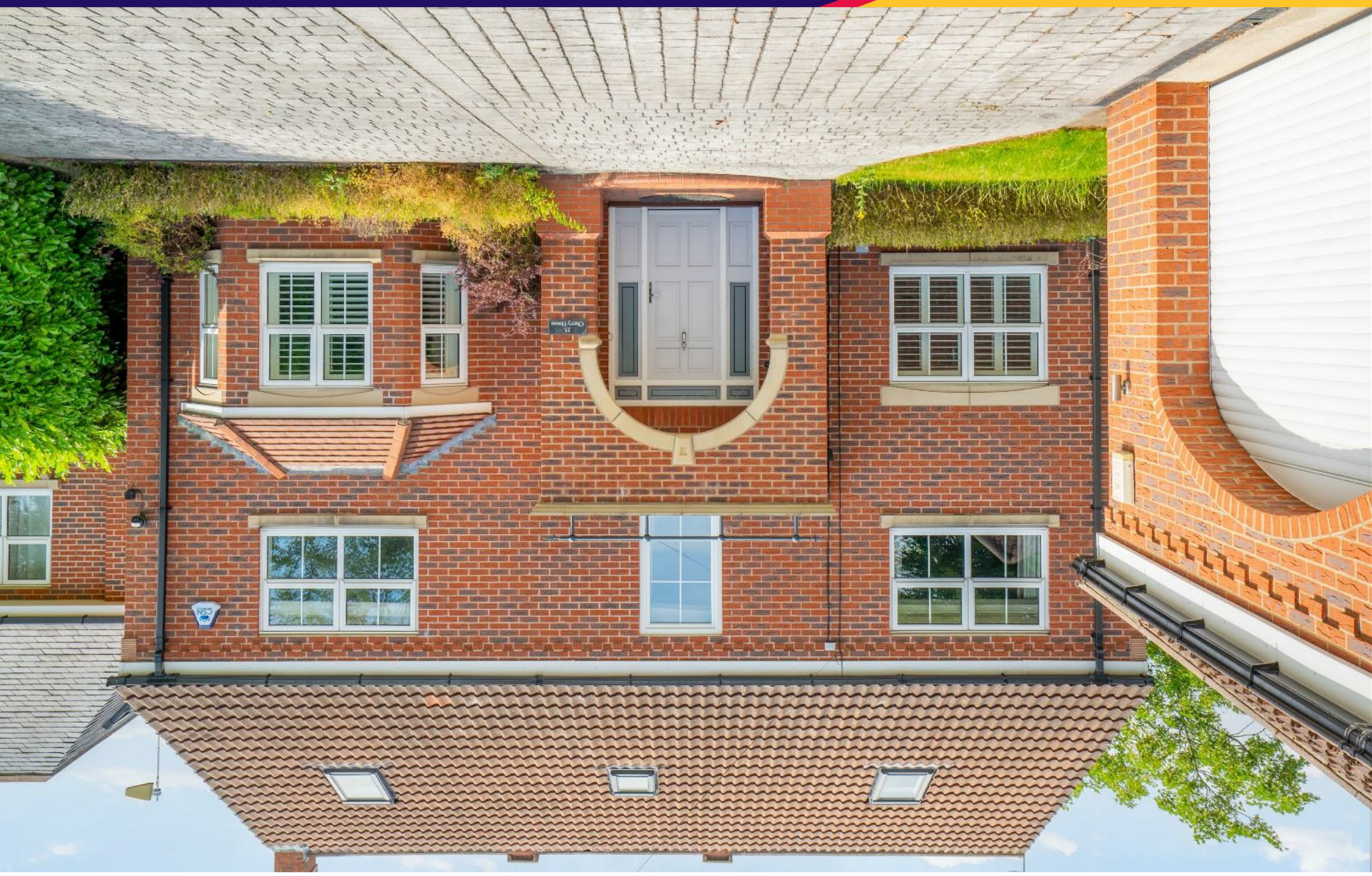
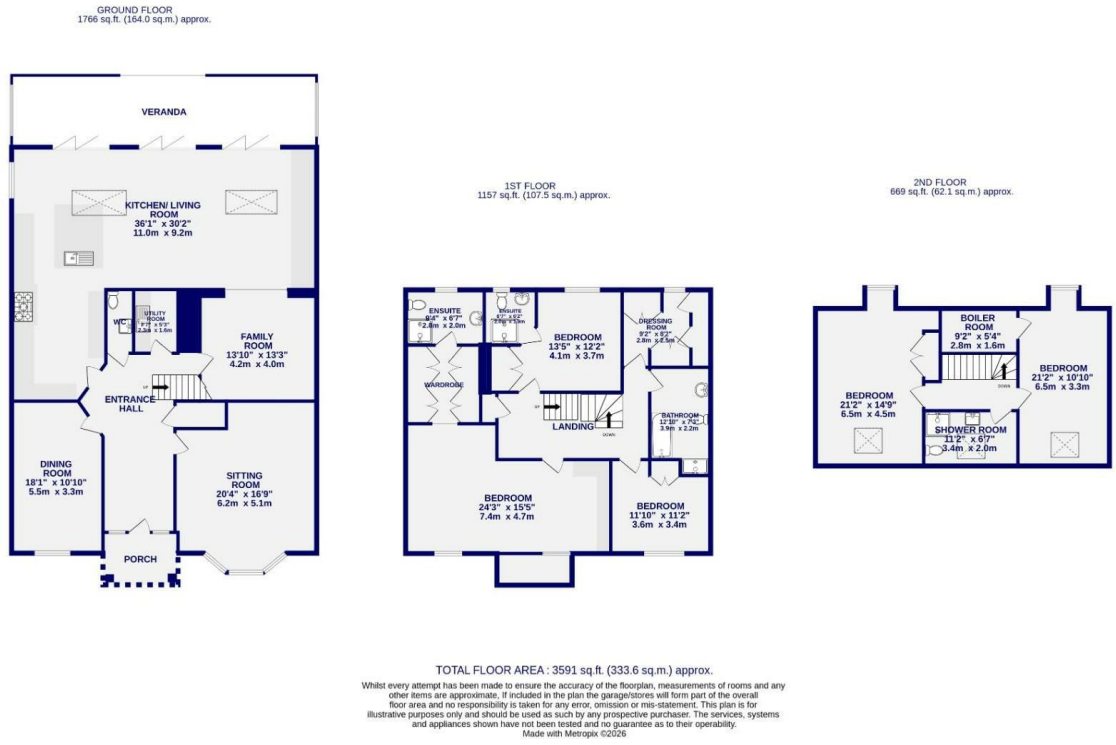


# Hopgrove Lane
# Huntington, York
# YO32 9TG

Freehold
Council Tax Band - G

- Stunning Countryside Views
- No Onward Chain
- Triple Garage with Workspace Above
- Convenient Setting
- Substantial Detached House
- Six Bedrooms
- Five Bathrooms
- Remote Controlled Gates
- EPC C




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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

# Hopgrove Lane South
## Huntington, York
YO32 9TG

£1,000,000

6 5

Located just three miles from York city centre and close to the amenities of Vangarde Shopping Park, Monks Cross and a choice of well-regarded schools, is an exceptional family home offering generous, beautifully designed living space and an outstanding level of specification throughout.

Originally built in 2004 and thoughtfully extended in 2009, the property has been finished to a superb standard, with the heart of the home being the remarkable open plan kitchen, dining and living area. This impressive space features a handmade fitted kitchen with integrated appliances, underfloor heating, Rako lighting, bespoke cabinetry and media fittings by Clarity Arts, and bi-folding doors that open onto a covered veranda overlooking the private rear garden. The ground floor also includes a welcoming entrance hall, a separate family room, sitting room and dining room, along with a utility room and cloakroom/WC.

The first floor is just as impressive. The principal bedroom suite offers a peaceful retreat with a sitting area, dressing room and luxurious ensuite. The guest bedroom also benefits from an ensuite, with two further bedrooms, one currently used as a dressing room, and a well-appointed house bathroom. The second floor provides even more versatility with a further bedroom, a cosy snug or games room and an additional bathroom, making this level ideal for older children, guests or those wanting their own private space.

Set behind remote-controlled gates with video entry, the patterned driveway provides parking for several vehicles and leads to a substantial triple garage, complete with remote doors. Above the garage is a superb home office, flooded with natural light and equipped with its own kitchenette and shower room, making it an ideal workspace away from the main house.

*Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to original photo*











