



# Huntington Road Huntington, York YO31 9BP

£425,000



Located in the popular residential area of Huntington, conveniently positioned for access to York city centre, the train station and well-regarded local schools, this well-presented traditional three-bedroom semi-detached home offers excellent potential for a growing family. Set on a generous plot, the property also presents scope for extension, subject to the necessary planning consents.

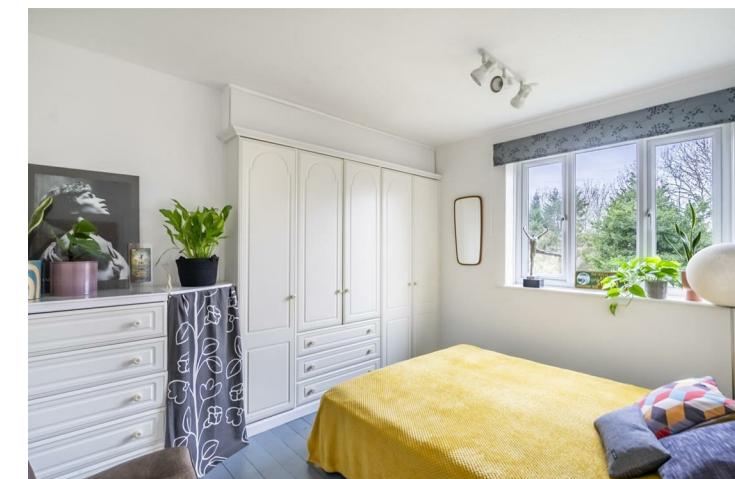
The accommodation opens with a welcoming entrance hall which leads through to two separate reception rooms, both featuring large windows that allow plenty of natural light to flow throughout the ground floor. To the rear is the fitted kitchen, offering a good range of wall and base units and overlooking the garden, while a convenient ground floor WC completes the layout.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in storage, along with a three-piece bathroom and a separate WC.

Outside, the property enjoys a generous north-westerly facing rear garden, ideal for enjoying the afternoon and evening sun. The garden is mainly laid to lawn with a patio seating area, mature planting and established trees providing a good degree of privacy, along with a useful shed for additional storage.

Properties in this attractive position, with gardens running down towards the river, are rarely available and early viewing is highly recommended.

Council Tax Band C





# Huntington Road Huntington, York YO31 9BP

Freehold  
Council Tax Band - C

- Semi Detached House
- Traditional
- Three Bedrooms
- Two Reception Rooms
- Stunning Garden
- Potential For Extension
- Fantastic Positions
- EPC D

GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. If included, the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any inaccuracies in the plan. The floor 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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