



Huntington Road, York Offers Over £425,000

A simply stunning property, boasting a fantastic, mature rear garden with serene views. Coming to the market for the first time in over 60 years, this is a wonderful home providing spacious accommodation in a fantastic location.



This wonderful bay-fronted semi-detached home has been lovingly cared for and extended to over 1,700 square feet by the current owners and now offers a brilliant opportunity to purchase a spacious family home in the popular Huntington Road area of York.



The property is entered into a hallway, leading into the front lounge and carpeted stairs to the first floor. The lounge offers a spacious yet cosy living with a bay window, open fireplace and door leading into the family kitchen living area at the rear elevation of the property.



Providing an open living, dining and kitchen area, this is a perfect place to gather the family and host friends. The kitchen itself comprises a range of cream wall and base fitted units with solid granite worktops and integrated appliances such as dishwasher, Range style cooker and stainless-steel sink with mixer tap over. There is also space for a free-standing fridge freezer or further appliances. The living area has a dining space with a door leading into the downstairs utility room and shower room. Completing the downstairs living space is a lovely sitting area, with ample space for seating and two sets of French doors out onto the property's fantastic terrace. Also to the ground floor is an additional storage room which can be accessed from the front of the home or through an internal door from the family room.



To the first floor, the property boasts three generous double bedrooms, one having an ensuite, along with a separate family bathroom. The master bedroom offers a huge space with three windows overlooking the rear garden. A second bedroom sits to the front elevation of the property and boasts an ensuite shower room, comprising a vanity unit with hand wash basin, shower, low flush WC and heated towel rail. The third bedroom also sits to the front of the property and benefits from having fitted storage as well as a bay window to the front, allowing for plenty of natural light. Completing the first floor accommodation is the impressive family bathroom, comprising a fitted vanity unit, shower, bidet, low flush WC and a feature spa bath.

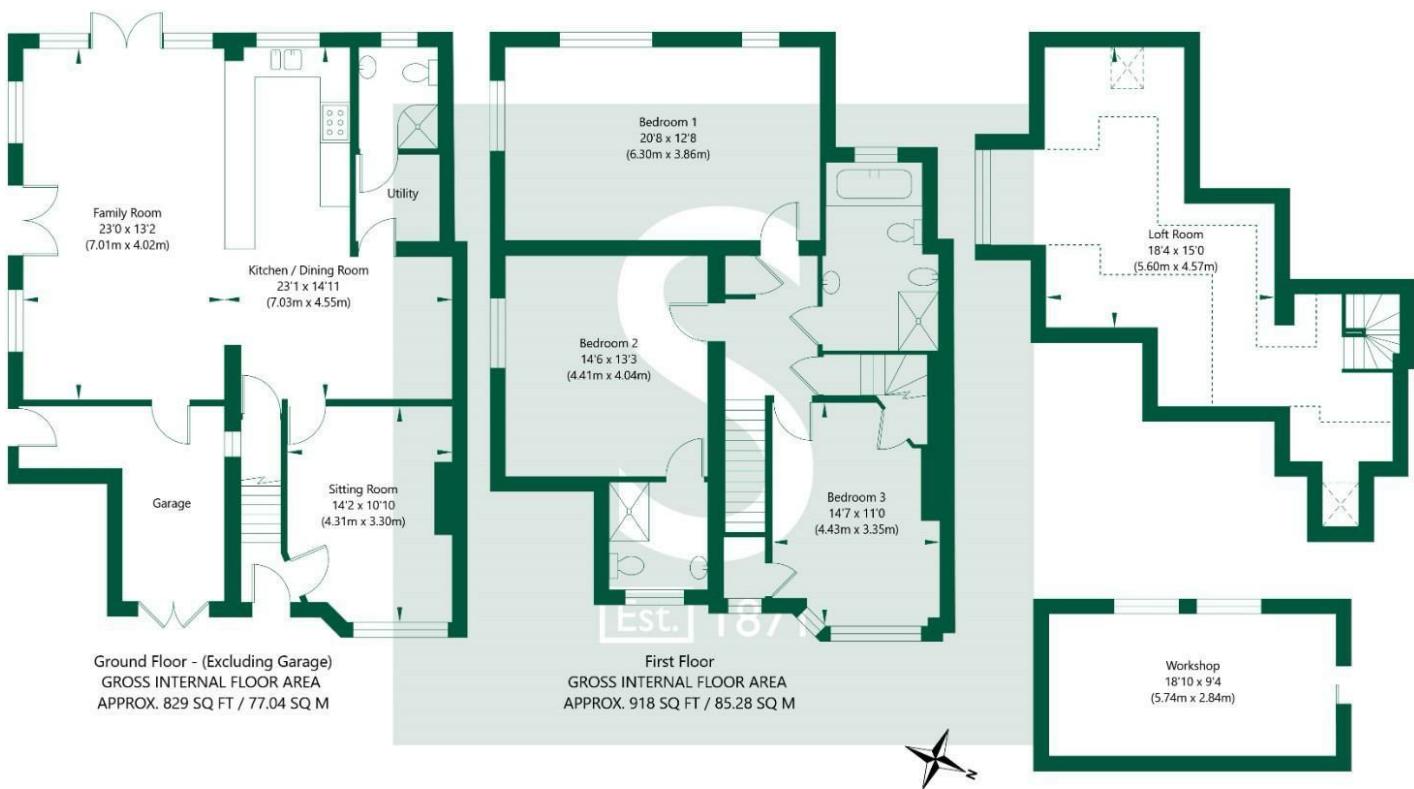


The loft room on the second floor has been fully boarded out, with roof lights and creates a fabulous and quirky space which is accessed via its own staircase and offers versatility in a brilliant multi-purpose area.

Externally, the property offers ample off street parking on the stone-flagged driveway accessed through wrought iron gates, as well as a front lawn with surrounding well stocked flower beds.

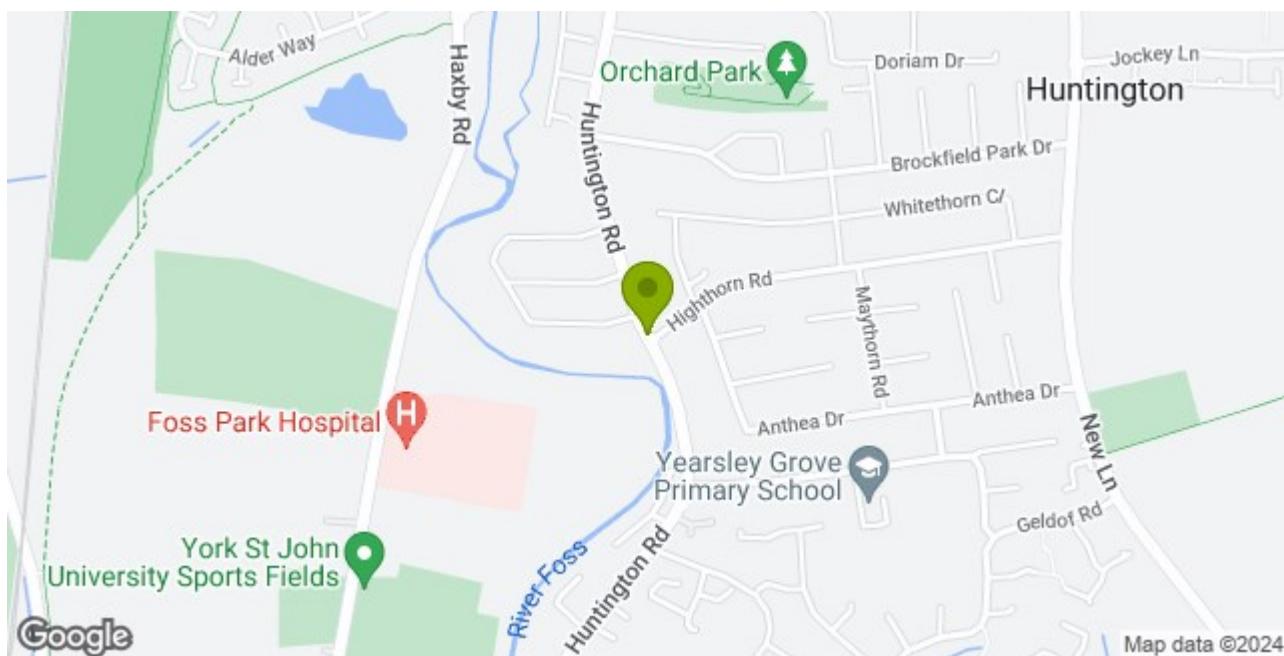
To the rear, the home shows off an outstanding rear terrace and garden. The terrace can be accessed directly from the family room and offers a wonderful patio area overlooking the garden and river, a perfect spot to enjoy an evening drink or alfresco dinner. The garden itself is mainly laid to lawn, with an array of mature plants and shrubs, offering a stunning peaceful setting to enjoy in summer.

Situated in the ever-popular area of Huntington Road, providing great access to the A64, York City Centre, Monks Cross and Vangarde. The property is ideally located for families, with good bus routes and close to well-regarded schools. Also having the great benefit of stunning riverside walks on your doorstep, this wonderful home is sure to appeal to a range of buyers.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1747 SQ FT / 162.32 SQ M - (Excluding Loft Room & Workshop)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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