



## Huntington Road, York £440,000

A beautifully renovated Victorian terrace offering modernized accommodation whilst retaining a wealth of period features, a gorgeous courtyard garden and located within easy walking distance of the city centre.



The property is entered into a welcoming hallway which then leads to the spacious downstairs living accommodation. To the front of the home is an open plan sitting and dining room, having a stunning bay window to the front, flooding the space with natural light flow. Having undergone extensive renovation, the living space boasts two wood burning stoves, fitted storage and lovely French doors leading out to the courtyard. A wealth of original features including coving, cornices and ceiling roses have been retained, keeping a charming traditional feel within the home.



To the rear elevation of the home is the stylish modern kitchen, which comprises a range of fitted wall and base units with integrated appliances such as gas hob with extractor over, sink with mixer tap over, electric oven and microwave, dishwasher and washing machine, as well as space and plumbing for additional appliances. A convenient downstairs WC is accessed at the back of the home, through the kitchen.



To the first floor are two double bedrooms and a house bathroom. The master bedroom sits at the front of the home and presents a spacious double bedroom which boasts chimney breast wall with fitted storage and a large window to the front, allowing for an abundance of natural light. Also offering a good-sized double room, the second bedroom benefits from having fitted shelving, a feature fireplace and enjoys a window overlooking the well-looked after courtyard garden.

A stunning contemporary bathroom includes a large walk in shower enclosure with both rainfall and handheld showers over, a vanity unit with handwash basin, low flush WC, convenient airing cupboard and a standout free-standing bathtub. Sleek black fittings compliment the white tiling within the stylish house bathroom.



Externally, the property has a fore courted front with wooden gate and an array of plants and shrubs. To the rear is a wonderful courtyard garden, having been beautifully landscaped to provide a decked seating area and surrounding gravelled floor. The brick walled courtyard is a peaceful and bright space to enjoy al fresco dining or gathering with friends in the evening sun.



Situated on the popular Huntington Road, a vibrant and well-connected residential area, the property is approximately a mile from the historic city centre; residents enjoy easy access to local amenities, including shops, schools, and public transport links. The road also offers scenic views of the River Foss and is within walking distance of green spaces, making it an ideal location for families and professionals alike.



The property is a stunning example of a renovated period home in an enviable location and is sure to appeal to a range of buyers, therefore an early viewing is recommended.

### Property Information

Tenure: Freehold

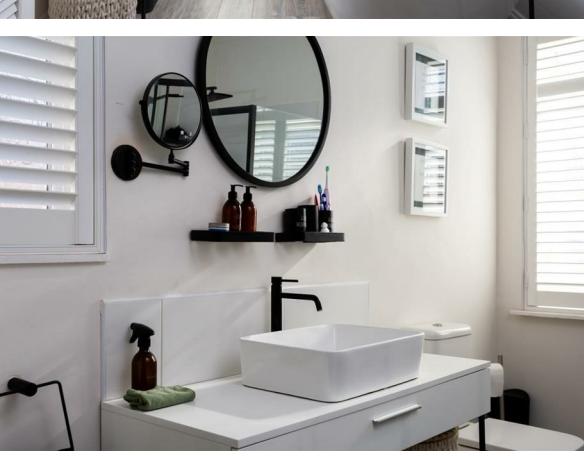
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D - 62

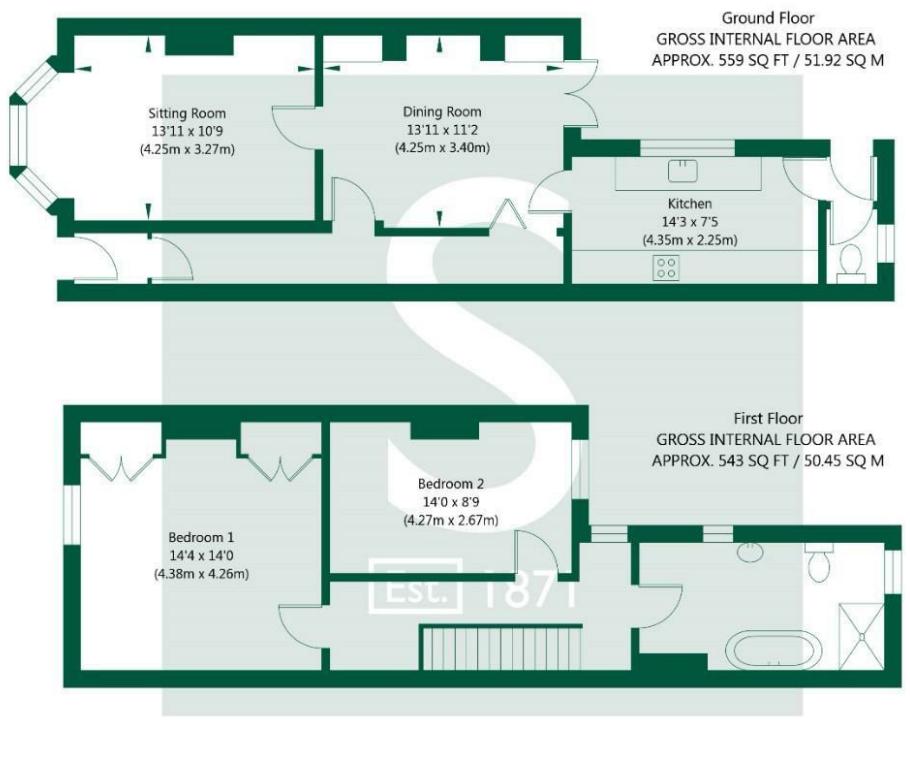
Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

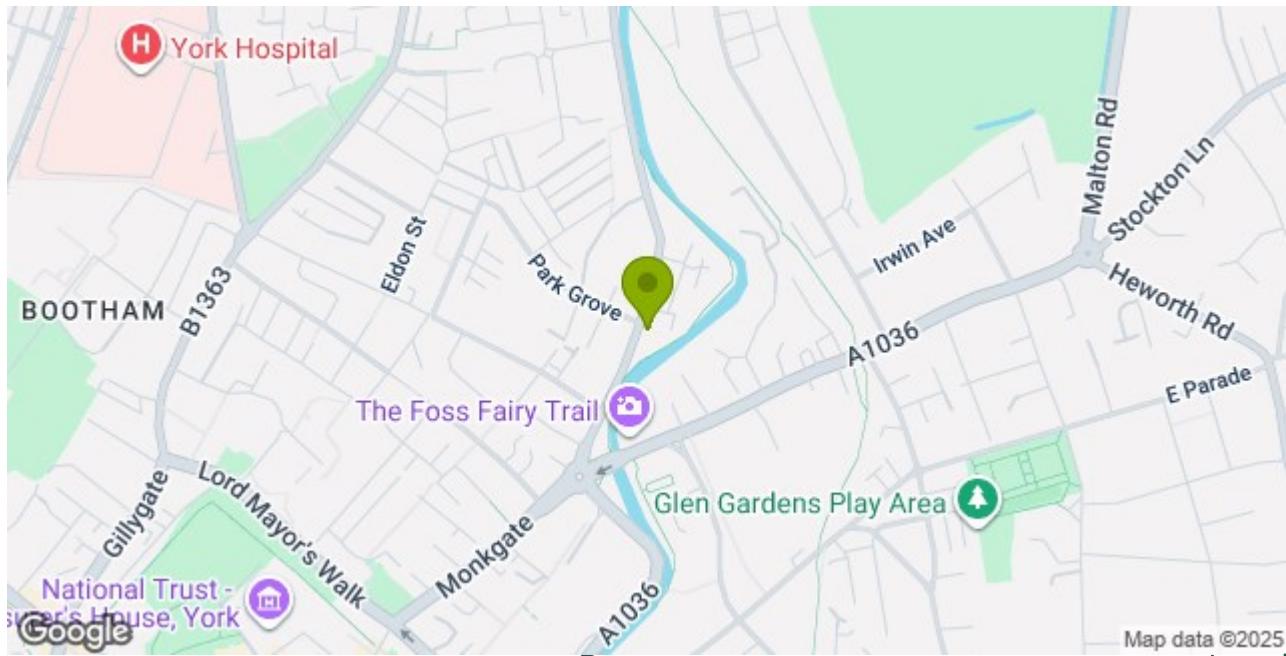


Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1102 SQ FT / 102.37 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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