



## Huntington Road, York, YO31 8RA

- No Onward Chain
- Close To City Centre
- Sun Room
- Council Tax Band E

- Well Maintained
- River Views
- Ensuite

**£425,000**



# Huntington Road, York, YO31 8RA

## DESCRIPTION

Positioned just a quarter of a mile from York's historic city walls, this well-maintained three-bedroom period home offers generous living space and attractive views over the River Foss. The location is a major strength, providing quick access to local amenities, well-regarded schools and excellent transport links, with York Minster and the city centre an easy walk away.

The ground floor has a practical and flexible layout, starting with an entrance hall leading to a bright bay-fronted living room and a separate dining room. To the rear, a modern kitchen opens into a sun room that brings in strong natural light and leads directly to the low-maintenance paved garden with gated access. A utility room and downstairs W.C. complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with an en-suite bathroom, along with a modern family shower room.

Homes this close to the city walls, with riverside outlooks and well-balanced accommodation, are rarely available.







Total floor area 112.5 sq.m. (1,211 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

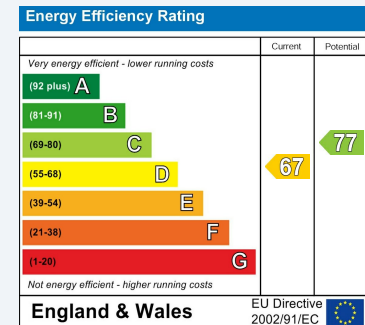
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.