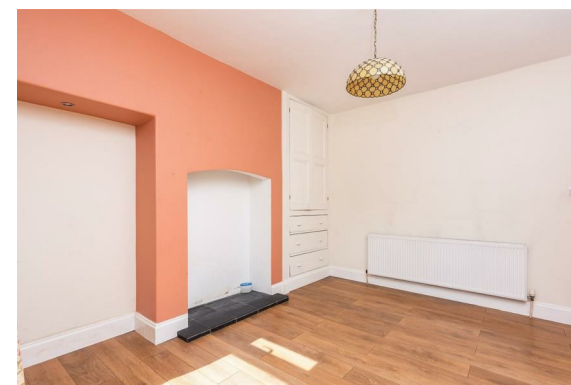




## Huntington Road, York, YO31 9BT

- Two Bedroom Period Terrace
- No Onward Chain
- Easy Access to York City Centre and Monks Cross Retail Park.
- Well-Presented Throughout
- Generous Rear Garden
- Council Tax Band B

**£260,000**



# Huntington Road, , York, YO31 9BT

## DESCRIPTION

Situated in the ever-popular village of Huntington, just to the north of York city centre, this well-presented two-bedroom period terrace offers a combination of character, generous living space and a beautiful rear garden, making it an ideal purchase for first-time buyers, professional couples or those looking to downsize. The property is offered with no onward chain.

The ground floor features a welcoming entrance hall leading to a comfortable living room positioned at the front of the property. To the rear is a spacious dining room, providing an excellent space for entertaining or family meals, with easy access through to the fitted kitchen. Upstairs, the property offers two well-proportioned double bedrooms with a modern family bathroom accessed from the landing.

The rear garden provides an excellent outdoor space, offering buyers the opportunity to create a truly impressive garden retreat.

Located in the highly sought-after village of Huntington, the property enjoys easy access to a wide range of local amenities including shops, cafés, highly regarded schools and regular public transport links into York city centre. The property is also well placed for Monks Cross Shopping Park, Vangarde Retail Park and excellent road connections via the A1237 and A64.







Total floor area 89.4 m<sup>2</sup> (962 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 propertybox.io

### Viewings

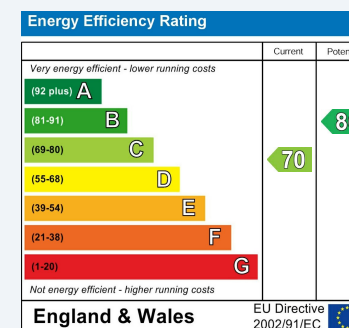
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.