



## Huntington Road, , York, YO31 9BP

- FULL OF CHARACTER
- THREE RECEPTION ROOMS
- DRIVEWAY
- CABIN OVERLOOKING RIVER FOSS
- FABULOUS GARDEN
- GROUND FLOOR W.C

£375,000

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## DESCRIPTION

A three bedroom terraced home, full of character and original features with riverside garden.

Upon entering the property you have the living room with a large bay window allowing in plenty of light and an attractive open fire creating a focal point to the room, there is also useful understairs storage.

Beyond the living room you have the dining room with cast iron range and built in storage.

Beyond the dining room is a further reception room, currently used as a home office that leads through to the kitchen with its range of base and wall units, Belfast sink and space for a range style oven.

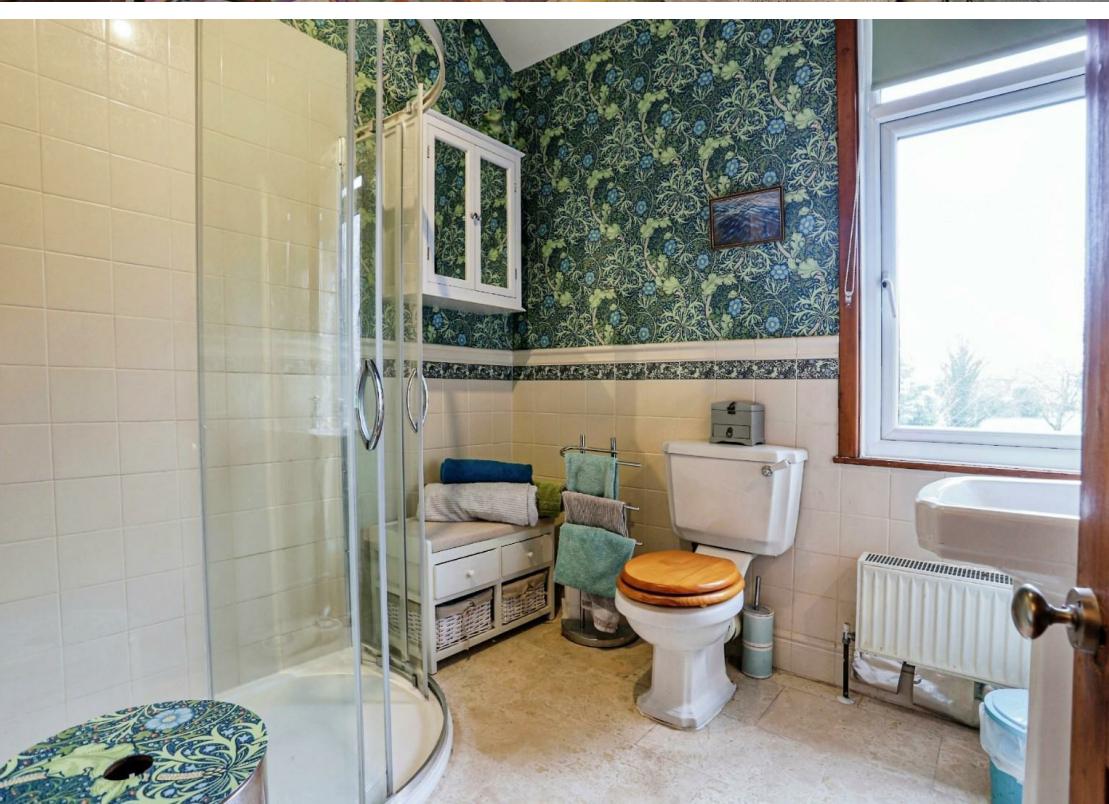
The ground floor is completed by a W.C with sink.

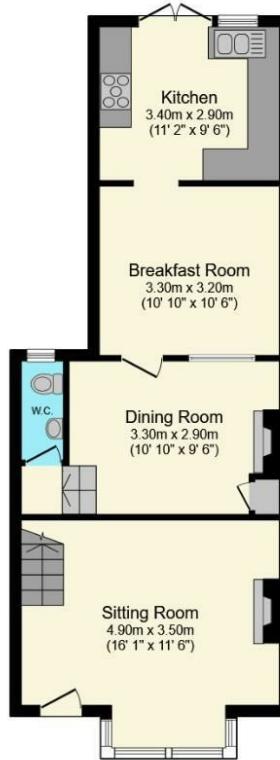
To the first floor you have three bedrooms and the family shower room with sink, W.C and walk in shower cubicle.

Externally the property has a paved driveway to the front, to the rear is a stunning, tiered garden leading to the river Foss. There is a patio seating area with timber summerhouse, beyond this you have a lawned area and then the riverside section with cabin and mooring for a kayak or rowing boat.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







**Ground Floor**

Total floor area 86.5 m<sup>2</sup> (931 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).

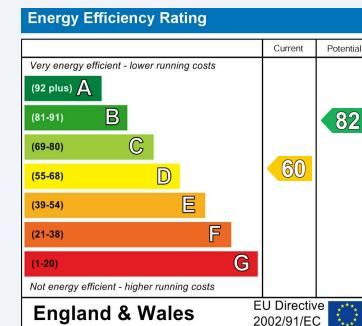
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**First Floor**

## 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.



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