

Blenkin

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ESTABLISHED 1992



35 HUNTINGTON ROAD • YORK





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York YO31 8RL

City centre ½ mile • railway station 1 mile

Vangarde/Monks Cross 2 miles

A64/York ring road 3 miles

**Outstanding Georgian town house
with unusually long front and rear
gardens as well as a double garage**

Entrance vestibule • hall • staircase hall with
cloak area • 3 reception rooms • kitchen with
pantry • utility room • cloakroom/wc

4 double bedrooms • 2 bathrooms

Double garage • greenhouse • log store

Front garden • rear garden

For Sale Freehold

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No. 35 Huntington Road is a handsome mid-terrace Regency house within Grove Terrace, one of York's lesser known but architecturally significant Georgian terraces comprising twelve listed houses all dating from 1824. Along with a double garage, the house has the rare advantage of unusually long gardens both front and back that create a green sanctuary extending some 85 metres within the bustling city. Internally, many of its fine architectural features have been restored and its superb rear extension designed by Mitchell Design Consultancy won a York Design Award in 2019. No. 35 has only had four family owners in its 200-year history and is offered for sale fully renovated to a particularly high specification.

- Early 19th century terraced house close to city centre
- Circa 1824 and Grade II listed with a contemporary extension
- Versatile accommodation arranged over 3 floors plus a tanked cellar
- York Design Award 2019
- Generous gardens to front and back
- Double garage
- Views of York Minster from the top floor
- Within comfortable walking distance of city centre

The current owners have refurbished the entire property, creating a luxurious and elegant home; there are multi-pane sash windows with heritage

glass, bespoke cabinetry by Peter Thompson of York Ltd and a central heating system that includes period-style column radiators and underfloor heating to the ground floor extension and both bathrooms. Original features have been beautifully restored and, where appropriate, authentic replacements sourced.

No. 35 is constructed of brick with stone dressings and a reclaimed Welsh slate roof. Its handsome pedimented entrance has an original overlight, traditional doorbell and panelled door that opens to a flagstone floor. Elegant hallway arches with pilasters are illuminated by uplights. The sitting room has fine proportions, mellow floorboards, an antique hob grate fireplace and a 16-pane window giving views along the front garden. Beyond, a flowing layout with wide connecting doorways links the kitchen, dining room and garden room with each other and the garden. The Peter Thompson kitchen has bespoke cabinets designed to complement the original architectural detailing of the property. The kitchen includes Corian worktops, a state-of-the-art Miele range cooker, a Quooker boiling water tap, a walk-in pantry and a window seat overlooking the courtyard terrace. A utility/laundry room with original quarry floor tiles and kitchen sink has a high ceiling able to accommodate a Sheila Maid; alongside is a separate cloakroom with a reclaimed high flush wc. Electric underfloor heating has been laid beneath the flagstones which continue to the

dining room. This room has a double height ceiling and is illuminated by a large skylight and double doors opening onto a sheltered courtyard garden. Beyond lies the garden room with engineered floorboards, and wall-to-ceiling industrial style Crittal window and doors. These open onto both the garden and courtyard. Stone steps descend from the inner hallway to the generous wine cellar which is tanked, has natural light through an east facing window and offers useful storage.

The principal bedroom suite is laid with wide mellow floorboards and has a Georgian hob grate fireplace that retains its original surround and has a large, fitted wardrobe to one side and an original cupboard to the other side. There are two further bedrooms, one with a basin, and a superb house bathroom with walk-in shower, double ended bath and electric underfloor heating. The room on the second floor rises into the roof space with exposed roof trusses and beams, eaves storage and a large dormer window giving rooftop views to York Minster; alongside is a skilfully designed en suite shower room.

Outside

The long front garden is bounded by restored wrought-iron railings and a garden gate. A strip of lawn and pathway runs its length, bordered by perennials and colourful shrubs with aconites, snowdrops and crocuses in the Spring. An almond tree takes centre stage.

The rear garden is equally long and backs onto Grove Terrace Lane, a private lane and footpath that gives access to the garage of No. 35. The double garage is double height, has electric up-and-over doors, EV charger and light. Additional on street parking is available outside the front of the property through resident and visitor permits. Attached to its front is a greenhouse with stone slab counter and power, as well as a covered area with log store and external tap. This delightful west facing walled garden is private and sheltered, connecting to the contemporary extension via a York stone terrace that wraps around the rear elevation. Colourful shrubs and climbers line the walls and scattered within the lawn are apple, plum and pear trees as well as raised beds. The whole is illuminated with external lighting. An additional terrace, sheltered by the house on three sides, is accessed via the dining room, garden room and kitchen.

Environs

Huntington Road is a tree-lined road that in part follows the course of the river Foss, and No.35 lies towards its southern end, close to the city centre. Dog walkers and children can enjoy the leafy riverside walk which includes The Foss Fairy Trail. The city walls can be reached on foot within ten minutes and the railway station within half an hour.



The vast range of amenities to be enjoyed within the historic city centre are all within comfortable walking distance including St Peter's and Bootham schools.

35 Huntington Road, York YO31 8RL
Approximate Gross Internal Floor Area 1876 SQ FT / 174.28 SQ M -
(Excluding Garage, Greenhouse and Cellar)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: E

Services & Systems: All mains services.
Gas central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: City of York Council
www.york.gov.uk

Directions: From Monkgate roundabout take the sign to Huntington and follow the Foss. Continue some 300 metres and the house can be seen set back on the left hand side behind a raised pathway.

What3words: ///found.dash.sector

Viewing: Strictly by appointment

Money Laundering Regulations:
Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



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