



## Huntington Road, , York, YO31 9BS

- POPULAR RESIDENTIAL LOCATION
- PARKING FOR MULTIPLE CARS
- TWO PAVED PATIO SEATING AREAS
- CLOSE TO LOCAL AMENITIES
- OPEN PLAN LIVING/DINING ROOM
- COUNCIL TAX BAND B

**£240,000**



# Huntington Road, , York, YO31 9BS

## DESCRIPTION

Hunters presents this three bedroomed semi-detached property in the popular residential location of Huntington. The area boasts a wide range of local amenities including shops, post office, dentists, doctors surgery and primary and secondary schools with great access to the outer York ring road and A64.

You enter the property into the kitchen, with access to the main three-piece family bathroom and utility/storage space to the rear with doors to the rear garden. The ground floor also provides an open plan living/dining room with a bay fronted window to the front elevation and double patio doors to the back of the property.

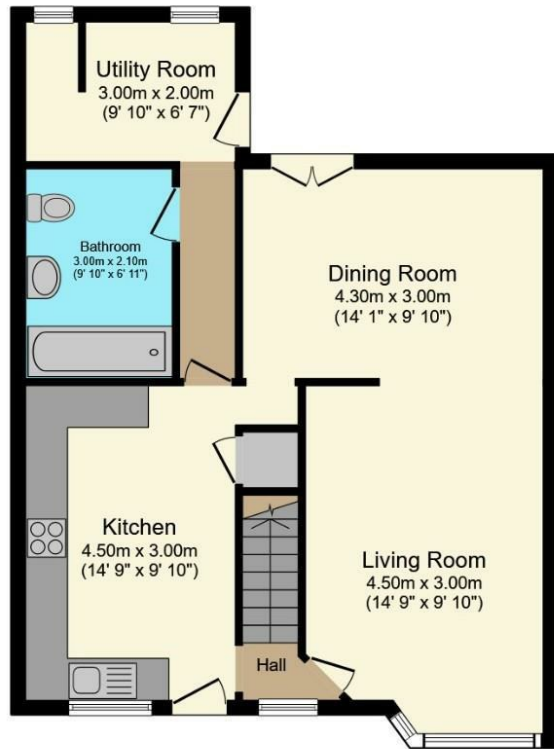
Off the landing, the first floor provides three bedrooms

The outside of the property to the front provides parking for multiple cars and to the rear, a stone paved patio area and a lawned garden with fenced borders with views towards the river.

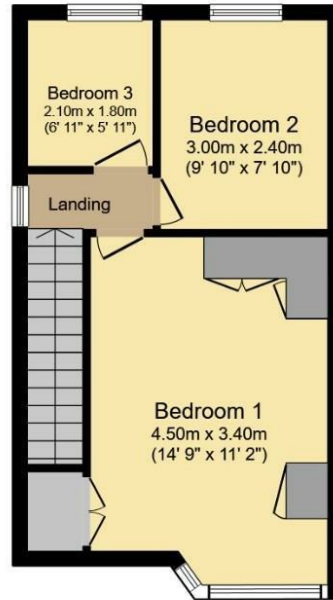
To truly appreciate this property and the potential it offers, a viewing is strongly advised.







**Ground Floor**



**First Floor**

Total floor area 97.1 sq.m. (1,045 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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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

