



## Huntington Road, , York, YO31 9BP

- SPECTACULAR GARDEN
- OUTBUILDINGS
- APPROXIMATELY ONE MILE FROM CITY WALLS
- RIVER FRONTAGE
- MODERN KITCHEN
- FULL OF CHARACTER

**£900,000**





# Huntington Road, , York, YO31 9BP

## DESCRIPTION

A rare opportunity to purchase a substantial detached home, filled with character and period features with a stunning garden leading down to the banks of the River Foss.

Upon entering the property there is a hallway with stairs leading to the first floor. To the front you have two grand reception rooms, each with attractive fireplaces and large bay windows filling the space with natural light.

The modern kitchen is found to the rear of the property and features a range of base and wall units, integrated appliances, a Belfast sink as well as space for a table and chairs.

The ground floor is completed by a further reception room which in turn leads to a ground floor bathroom.

To the first floor you have four bedrooms, three of which benefit from fireplaces and the main enjoys a large bay window to the front elevation. There is also a home office and family bathroom which completes this floor.

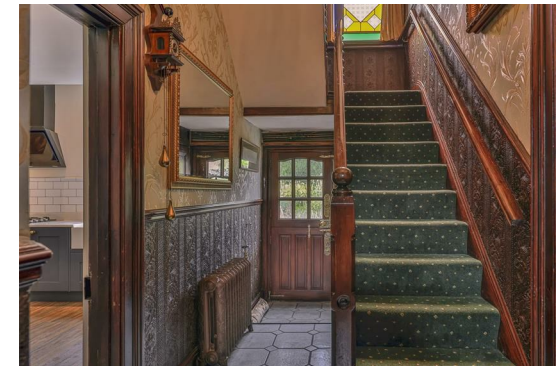
The second floor comprises three further bedrooms along with a variety of storage cupboards and eaves storage.

Externally this remarkable home enjoys a paved driveway to the front offering parking for multiple vehicles. This driveway leads around the side of the property to further parking at the rear with a car port and double garage. Beyond this you have the picturesque lawned garden with a wealth of mature shrubs and trees leading down to the river.

At the end of the garden you have another brick built outbuilding, currently used as an additional garage but equally suitable for a variety of other purposes such as home office or summer house.

At over 2600 sqft, this magnificent property offers a degree of flexibility that is hard to find so close to the centre of York. The peace and tranquility at the end of the garden makes you feel as though you are in the countryside despite only being approximately a mile from the city walls.

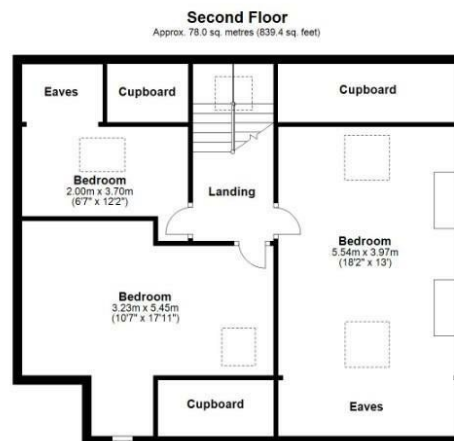
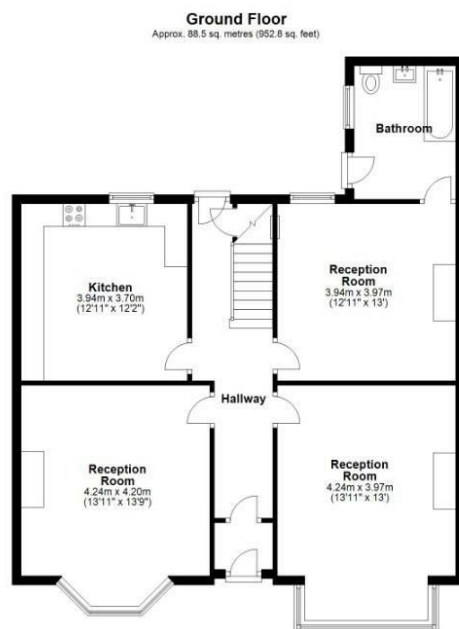
Viewing of this incredible home is highly recommended to truly appreciate all it has to offer.











Total area: approx. 248.3 sq. metres (2673.2 sq. feet)  
The total Sqft shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

### Viewings

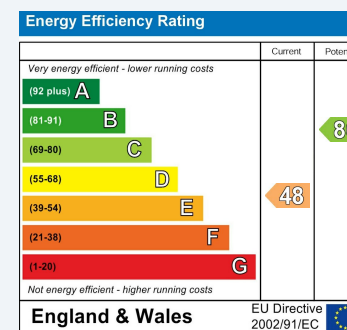
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.