



Huntington Road, York, YO31 8RA

- Well Maintained
- River Views
- Ensuite
- Close To City Centre
- Sun Room
- Council Tax Band E

£475,000



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DESCRIPTION

Positioned in a popular residential area just a quarter of a mile from York's historic city walls, this beautifully maintained three-bedroom period home combines generous living space with timeless character and picturesque views over the River Foss.

The property enjoys a prime riverside setting with excellent access to local amenities, well-regarded schools, and convenient transport links. York Minster and the vibrant city centre are within easy walking distance, offering a rich array of shops, cafés, and cultural attractions while the York Ring Road is easily accessible.

Internally, the ground floor features a spacious and versatile layout, beginning with a welcoming entrance hall that leads into a bright bay-fronted living room and a separate dining room—ideal for entertaining or family life. To the rear, a modern kitchen opens into a sun room that fills the space with natural light and connects seamlessly to the low maintenance, paved rear garden with gated access. A utility room and downstairs W.C. complete the ground floor. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with ensuite bathroom, and a stylish family shower room.







Total floor area 112.5 sq.m. (1,211 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 www.focalagent.com

Viewings

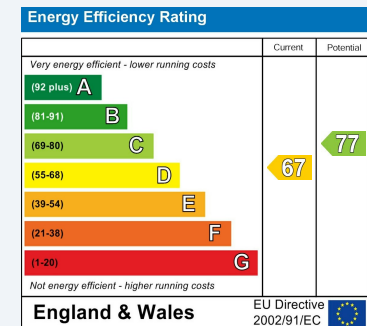
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.