



Huntington Road, York Offers Over £450,000

A spectacular example of a period home with an interior design led influence, continentally sourced fittings and stunning specification throughout. The property sits on an elevated position overlooking the River Foss and is within easy walking distance of the city centre.



The current owners have meticulously designed the interior of the property whilst preserving an impressive wealth of original features. Their impeccable attention to detail can be seen throughout the home, where they have created a thoughtfully put together and beautifully styled space.

Upon entering through the front door, you are immediately drawn in by the original Victorian tiled floor in the hallway.



Sat to the front of the home is the inviting sitting room, featuring a Victorian fireplace with working gas fire, a bay window to the front and traditional ceiling rose and coving. The lounge leads into the dining room, which is separated with Crittall glass which was welded in situ, and beautiful Moroccan shutter doors.

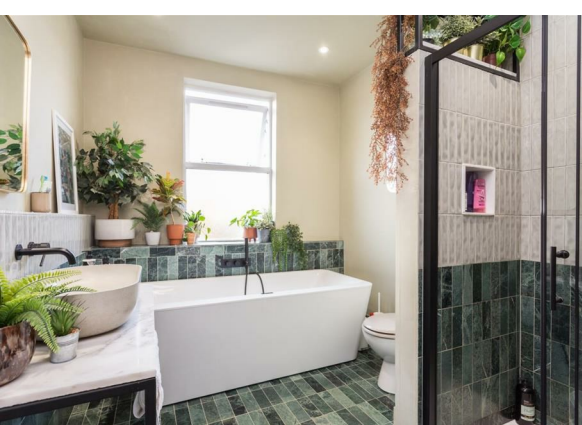
The dining room itself offers a perfect area to host dinner parties with friends, and features ceiling rose, a lovely 'tucked away' pet bedroom, a wood burning stove and decorative Spanish encaustic tiled floor from Bert & May, which flows through into the kitchen.



With custom made concrete worktops and a range of fitted wall and base units, the kitchen is finished to an exemplary standard and houses integrated appliances such as Villeroy & Boch sink with gold tap over, fridge freezer, dishwasher, oven and hob with extractor hood over, which is all complimented with gorgeous tiled splashback. The vendors have utilised every space in the property and have created a lovely coffee station and bar in the corner of the kitchen. Both the dining room and the kitchen have doors leading out to the stunning garden.

To the first floor of the home are two generous double bedrooms and an exquisite house bathroom. On the first floor landing, the vendors have shown their creativity by using reclaimed timber cladding to construct a hidden door, which blends seamlessly with it's surrounding and adds a unique design feature to the home.

The principal bedroom is found to the front of the home and offers a spacious double room, with disguised fitted wardrobes and entertainment unit within a stunning timber cladding feature wall. Impressive features include traditional coving, ceiling rose and a well-purposed space which is currently used as a 'dressing corner'. The second bedroom also presents a good-sized double bedroom and features a traditional, decorative fireplace.



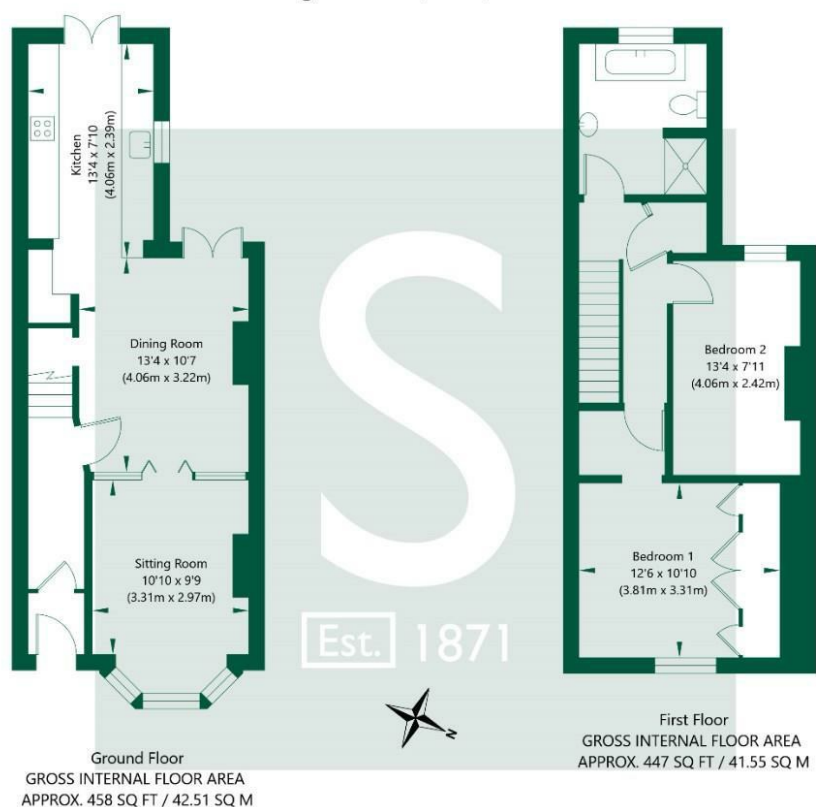
Completing the internal accommodation is the stylish family bathroom. The bathroom is of an impressive size and is finished with stunning green solid marble Bert & May tiles. Comprising a walk-in shower, low flush WC, Kast concrete basin with mixer tap over, the real standout within the bathroom is the immense Villeroy & Boch free-standing bath, with handheld shower over.

Externally, the property occupies an elevated position on Huntington Road, with concrete steps elevating to the front door, and a split-level frontage with mature plants and shrubs. To the rear, the property boasts a generously-sized garden with an inviting Mediterranean feel. Mainly gravelled, the rear garden provides a lovely place to enjoy in the warmer months and features reclaimed tiles from Morocco and a functional outdoor kitchen. Raised beds are well-stocked with plants and shrubs and there is also the key benefit of having secure off-street parking for two cars.

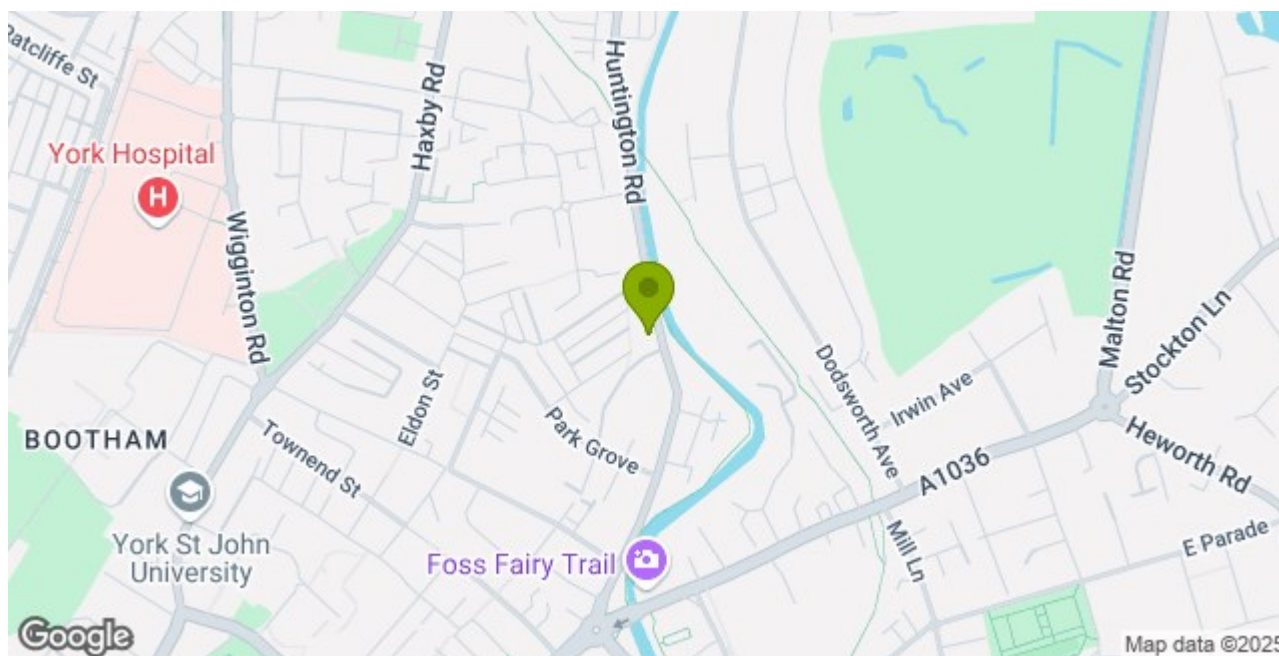


Offering impeccably designed living spaces within a period home which oozes charm and character, the property is sure to appeal to a range of buyers and therefore early viewing is advised.

Huntington Road, York, YO31 8RL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 905 SQ FT / 84.06 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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