



Huntington Road, York Offers Over £250,000

**** NO ONWARD CHAIN ****

A well-appointed and recently modernised spacious forecourt terrace property within easy walk of the city centre, which is certain to be of interest to first time buyers, small families and investors.



Accommodation

An ideal opportunity to acquire this forecourted two bedroom terraced property which is being offered for sale with no onward chain and is ideally positioned within a short walking distance of the city centre of York.

The property has previously been used as an excellent investment and is also likely to be of interest to professional couples and small families.

The property is entered at the front via a uPVC framed double glazed front door into an entrance hall which in turn leads through to the reception hall having a staircase leading to the first floor accommodation.

The principal reception room is a spacious lounge at the front of the house having a feature fireplace with wood surround in addition to a bay window to the front elevation with uPVC framed double glazed casements. The lounge benefits further from a television aerial point, picture rail and coved cornices.

Beyond is a separate dining room with double fronted storage cupboards and low level drawers. There is a uPVC framed double glazed casement window to the rear elevation and radiator.

The kitchen is located at the rear having a range of built in base units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of storage cupboards in addition to an electric point for cooking and extractor canopy. The kitchen provides plumbing for a washing machine and has a side entrance door which leads out onto the courtyard beyond.

An inner hall provides ample space for a freestanding fridge freezer unit and in turn leads through to the downstairs cloakroom which has a low flush w/c and wash hand basin.

To the first floor are two double bedrooms the main of which is located at the front of the house having a period fireplace in addition to a radiator and picture rail. Bedroom 2 is a further spacious double again with a period fireplace, radiator and picture rail.

The internal accommodation is completed by the house bathroom which has a low flush w/c, wash hand basin set in a vanity surround and inset bath with shower attachment and ¾ height tile splashbacks.

The bathroom also includes a fireplace, airing cupboard and picture rail.

To The Outside

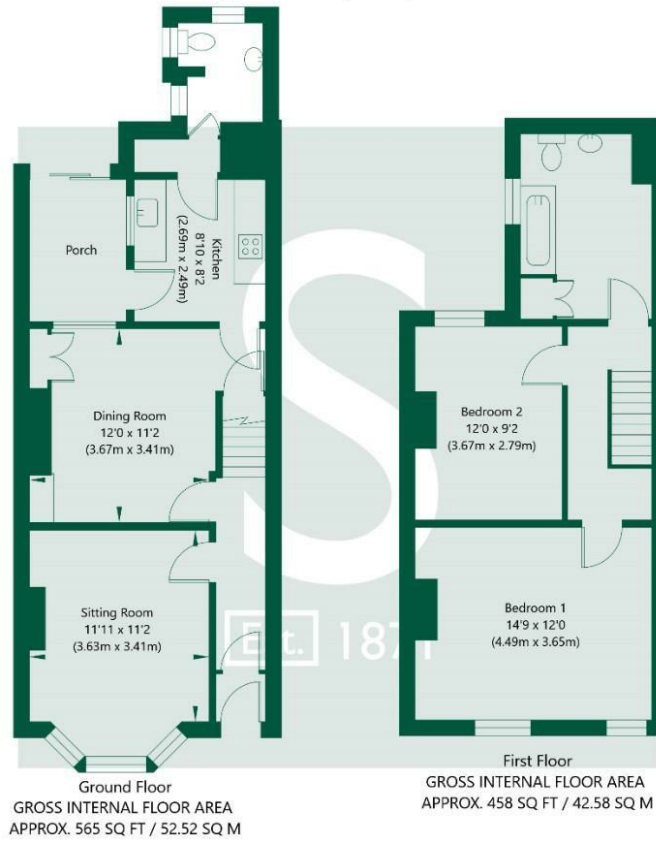
The property fronts onto Huntington Road having a wrought iron pedestrian gate and walled frontage.

To the rear is a courtyard which is enclosed to all sides by walled boundaries with a lockable garden gate which leads out onto the alleyway beyond.

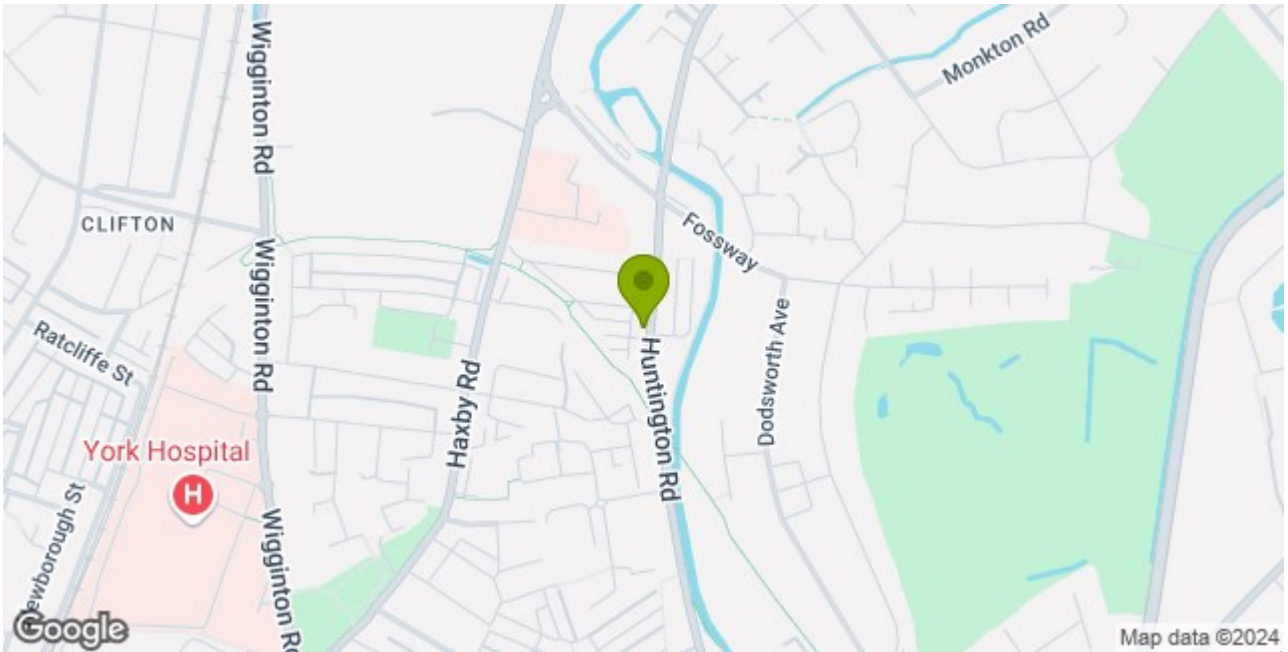
Crucially the property benefits from gas fired central heating throughout and an early inspection is strongly recommended.



Huntington Road, York, YO31 8RR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1023 SQ FT / 95.1 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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