



94 Huntington Road  
York YO31 8RP





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**Asking Price £270,000**

Riverside location, a short walk to town. This two bedroomed detached home could be a fabulous home, pied a terre, or a short let. The off street parking and GARAGE are a huge bonus for city living. Very modern and neutral this property is ready for its next adventure.

No forward chain.

Council tax band C  
EPC Rating C

**Entrance Hallway**

**Lounge**

14'7" x 12'2" (4.45 x 3.73)

Double glazed bay window. Double glazed patio doors. Feature ceiling light. Grey carpet

**Kitchen**

12'3" x 8'1" (3.74 x 2.47)

Double glazed window front. Double glazed window to the garden. Range of kitchen cabinets. Built in electric oven. Built in four ring gas hob with extractor hood over. Tiled floor. Radiator. Gas boiler.

**Bathroom**

Fitted three piece bathroom suite comprising; Bath with shower over, wash hand basin and toilet. Opaque double glazed window. Vinyl floor. Radiator.





### Bedroom Two

9'3" x 8'7" (2.84 x 2.62)

Double glazed window. Radiator. Double door built in wardrobe.

### Bedroom One

11'8" x 10'4" (3.56 x 3.16)

Double glazed window. Radiator. Double door built in wardrobe.

### Garden

The property has a wrap around garden with loads of potential, currently the area outside the kitchen is gravelled & paved. To the side of the property there is a lawned area with high hedge. A driveway offers access to the single garage.

### Garage

Electric. Up and over door.

### Material Information

This information has been obtained from our Vendor, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

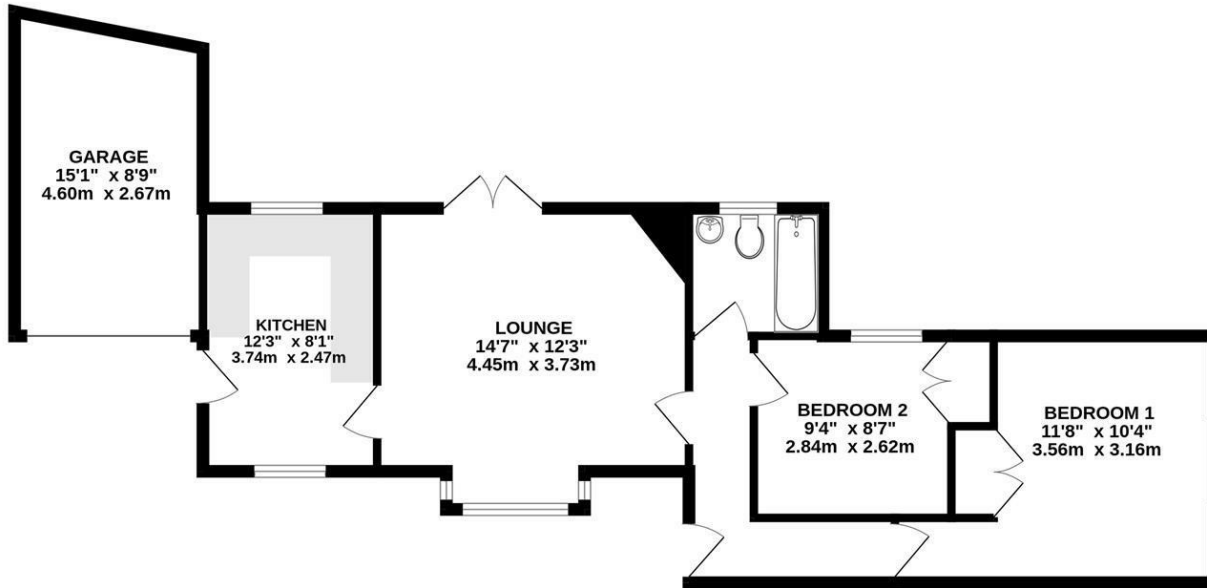
The property has a gas boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



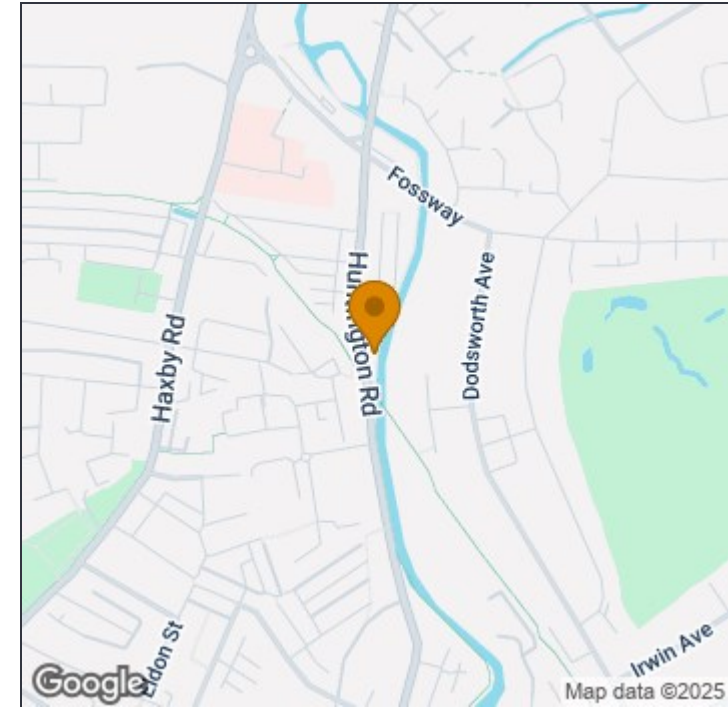


GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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