



306 Huntington Road  
York, YO31 9BT  
**£240,000**

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OF LIKELY INTEREST TO FIRST TIME BUYERS AND OR INVESTORS, AN IMMACULATEDLY MAINTAINED AND WELL PRESENTED TWO BEDROOMED GARDEN FRONTED MID-TOWN HOUSE IN A CONVENIENT AND ACCESSIBLE LOCATION. NO ONWARD CHAIN.

MILEAGES: YORK - 3 MILES, LEEDS - 24 MILES (DISTANCES APPROXIMATE).

Out-Built Entrance Canopy, Staircase Reception Hall, Sitting Room, Fitted Kitchen, Utility Room, Cloakroom/WC.

First Floor Landing, 2 Bedrooms, House Bathroom.

Outside: Open Plan Lawned Front Garden, Enclosed Rear Garden and An Allocated Car Parking Space.

OUT-BUILT ENTRANCE CANOPY - With paneled and double-glazed entrance door, opening to:

#### STAIRCASE RECEPTION HALL

Inner door to:

SITTING ROOM – With UPVC double glazed window overlooking the open plan lawned front garden, Adams style fireplace with composite hearth and cheeks and gas point, understairs store cupboard, inner door to:

FITTED KITCHEN – Fitted with a range of modern cupboard and drawer wall and floor fittings, central 4 ring stainless steel gas hob with single oven under and concealed extractor over, flanked by matching wall cupboards, inset stainless steel sink unit with side drainer, beneath a window overlooking the enclosed rear garden, archway to:

UTILITY ROOM – Fitted work surface with space and plumbing under for a washing machine and dryer, wall mounted gas fired central heating boiler.

CLOAKROOM - With pedestal wash hand basin and tiled splash, low suite WC.





From the Reception Hall, stairs with handrail rise to the:

#### FIRST FLOOR LANDING

**BEDROOM 1** – Window to the rear elevation overlooking the enclosed lawned garden.

**BEDROOM 2** – Window to the front elevation, fitted wardrobes revealing hanging rail, shelves and drawers, airing cupboard with linen shelf, factory insulated hot water cylinder and immersion heater.

**HOUSE BATHROOM** - With part tiled walls and white suite comprising shaped and paneled bath with rail, curtain and tiled splash, pedestal wash hand, low suite WC, heated towel radiator.

**OUTSIDE** - At the front is an open plan lawned garden.

At the rear is an enclosed garden, part laid to lawn, with a raised planter and timber access door to an allocated car parking space.

**LOCATION** - Huntington benefits from a wide range of local amenities, a regular bus service providing easy access to other parts of the City and is ideally located for the A1237 York ring road and the A64, for travel further afield.

**POSTCODE** - YO31 9BT

**COUNCIL TAX BAND** – B

**TENURE** - Leasehold.

**SERVICES** - Mains water, electricity and drainage, with gas fired central heating.

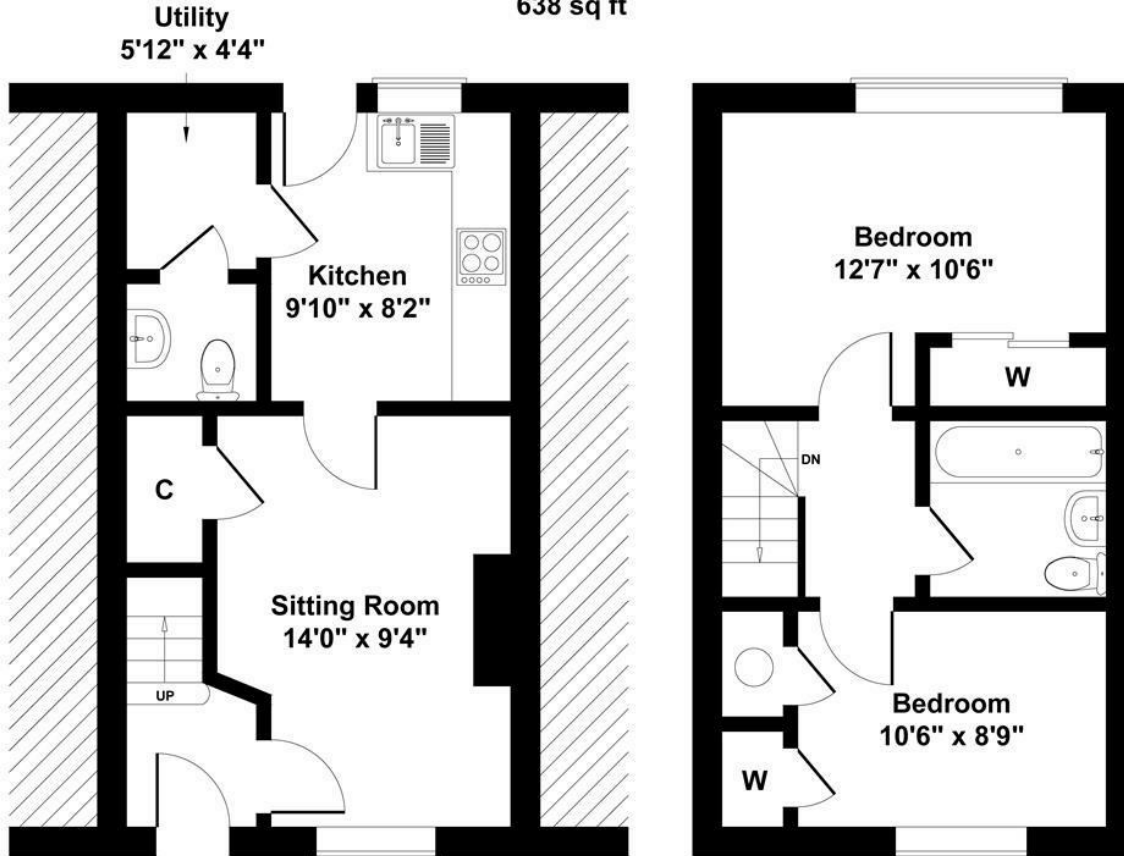
**DIRECTIONS** - Leave York City centre along Monkgate and take the left hand fork at the roundabout onto Huntington Road. Continue for some distance and continue straight on at the roundabout along Huntington Road, whereupon No. 306 is positioned on the right hand side, identified by the Churchills for sale board.

**VIEWING** - Strictly by prior appointment through the sole agents, Churchills Tel:01904 234545  
Email: [info@churchillsyork.com](mailto:info@churchillsyork.com)

## FLOOR PLAN

### 306 Huntington Road, York. YO31 9BT

Approximate Gross Internal Area  
638 sq ft



**GROUND FLOOR**

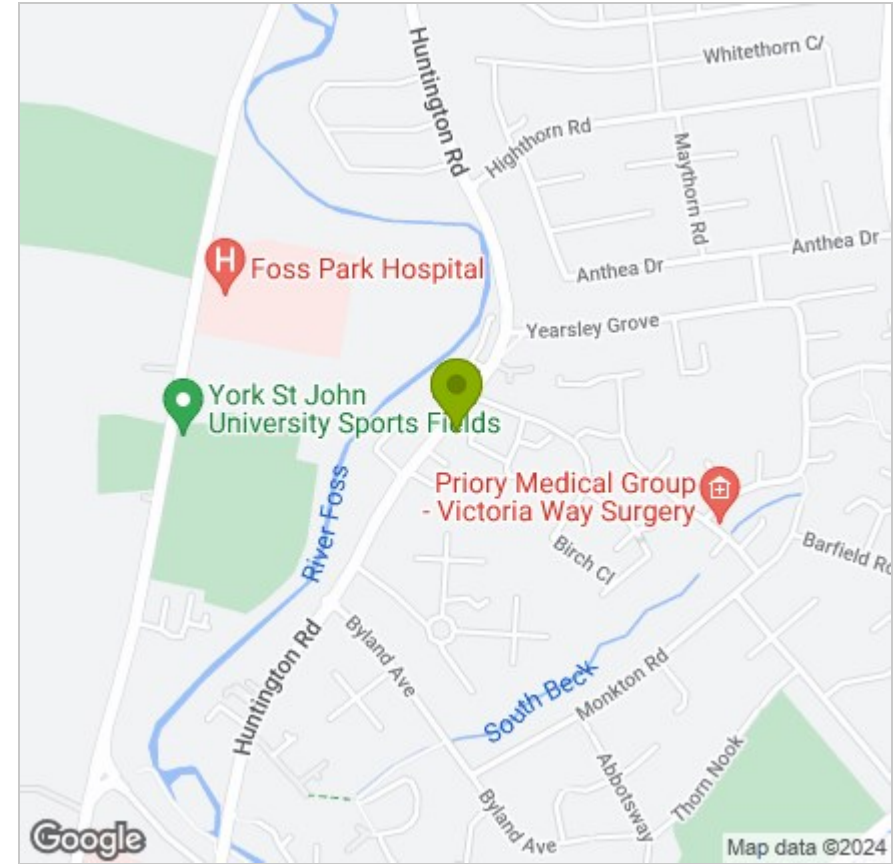
**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.