

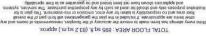
property on behalf of the vendor.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular property or that the property is in good structural condition or otherwise. Any areasurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements containing the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the

- Ebc c
- NO CHYIN
- · Large Rear Garden, Parking & Store
 - Log Burning Stove
 - Modern Fitted Bathroom
 - A Range Of Period Features
 - Three Bedrooms
 - Period Mid Terrace House

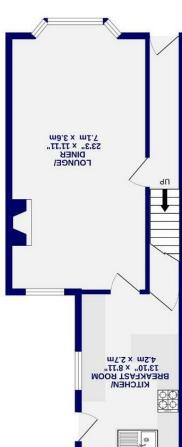
Freehold Council Tax Band - C

Huntington Road Huntington, York YO32 9PY





1ST FLOOR 443 sq.ft. (41.1 sq.m.) approx.



GROUND FLOOR 452 sq.ft. (42.0 sq.m.) approx.



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£375,000





A charming three-bedroom mid-terrace home in a delightful position overlooking the River Foss.

Situated on Huntington Road in the highly soughtafter suburb of Huntington, this property benefits from a strong sense of community, excellent local amenities, and convenient access to the countryside. It is also ideally positioned for York city centre and the Ofsted-rated Outstanding Huntington Secondary School.

The accommodation includes a spacious entrance hallway leading to a bright and airy open-plan lounge/dining room, featuring a beautiful bay window and a cosy log-burning stove. To the rear, a modern breakfast kitchen boasts a central peninsula and a range of integrated appliances. Upstairs, there are three well-proportioned bedrooms and a threepiece family bathroom, with the rear bedroom offering stunning views of open fields and the river

Externally, the property has a private front garden, while to the rear, there is parking access, a courtyard, a storage building, and a rare, expansive garden that slopes down to the River Foss. The rear of the property benefits from shared access across neighbouring homes, and according to the current owners, the house has not been affected by flooding.

This is a unique opportunity to acquire a riverside home in a prime location with no onward chain.

Council Tax Band- C



















