

- ## Freehold Council Tax Band - B

1ST FLOOR
343 sq. ft. (31.9 sq.m.) approx.

The 1st floor plan shows a central staircase with an arrow pointing 'DOWN'. To the left of the stairs is a bedroom (7'5" x 6'9", 2.3m x 2.1m). To the right of the stairs is another bedroom (10'6" x 9'6", 3.2m x 2.9m). At the top of the stairs is a bathroom (10'11" x 9'5", 3.1m x 2.9m). To the right of the bathroom is a living room (12'4" x 10'11", 3.8m x 3.1m). To the right of the living room is a kitchen/diner (15'8" x 10'6", 4.8m x 3.2m) featuring a four-burner gas hob and a refrigerator. An entrance door is located at the bottom right of the kitchen/diner area.



Kirkham Avenue
Huntington, York
YO31 9AB

£250,000

 3  1

Located in the sought-after residential area of Huntington, tucked away in a quiet cul-de-sac, is this well-proportioned three-bedroom townhouse. Set on a generous plot with a long rear garden and ample driveway parking, this property presents an excellent opportunity for first-time buyers or young families.

Kirkham Avenue offers convenient access to York City Centre and the train station, while also being ideally positioned for the Outer Ring Road—perfect for commuters and those needing to travel further afield.

Internally, the accommodation briefly comprises an entrance hall, a spacious front reception room, and a generous kitchen-diner overlooking the garden. Upstairs, the first floor features three well-sized bedrooms, a landing, and a modern three-piece family bathroom.

The standout feature of this home is the large, private rear garden—mainly laid to lawn with mature flowerbeds and an inviting patio area ideal for outdoor seating or entertaining. The front of the property benefits from driveway parking for multiple vehicles.

With its fantastic location, generous outdoor space, and versatile layout, this home is sure to be popular—especially among first-time buyers. Early viewing is highly recommended.

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