



Kirkham Avenue
Huntington, York
YO31 9AB

£230,000

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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.

Council Tax Band- B





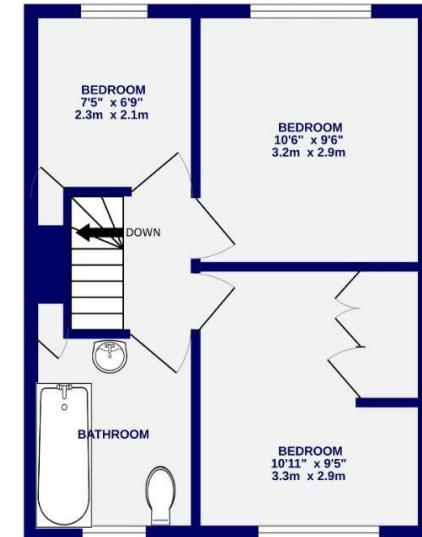
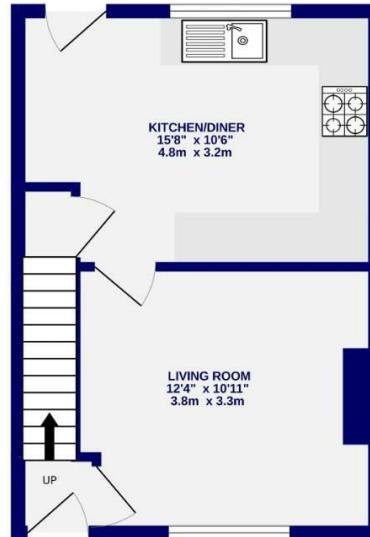
Kirkham Avenue Huntington, York YO31 9AB

Freehold
Council Tax Band - B

- Mid Townhouse
- Three Well Proportioned Bedrooms
- Generous Rear Garden
- Driveway Parking
- Ideal First Home
- Popular Residential Area
- Well Maintained
- EPC C

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

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



TOTAL FLOOR AREA: 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other items are approximate. Items included in the plan or photographs will not form part of the overall floor area and no responsibility is taken for any error, omission or inaccuracy. 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.

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