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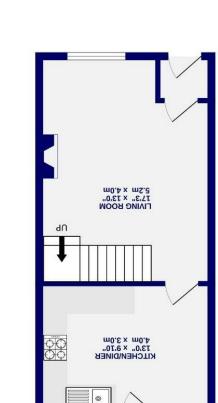
property on behalf of the vendor.

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 particulars montance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

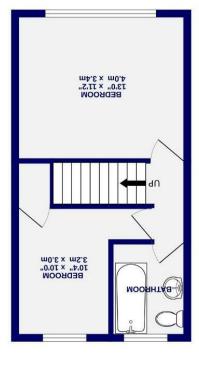
- EPC TBA
- · Courtyard Garden
- Allocated Parking
- No Onward Chain
- Sought After Location
 - Kitchen Diner
 - Bright Living Room
 - Two Bedrooms
 - Terraced Home

Freehold - B - Band - B

Huntington Road , York 1987 9BW



GROUND FLOOR 350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR 320 sq.ft. (29.8 sq.m.) approx.



Huntington Road , York YO31 9BW

£260,000



2



Welcome to this delightful two-bedroom terraced home, tucked away on Huntingdon Road and set back from the main road with a pleasant green space to the front. Offered with no onward chain, this property is ideally located close to local amenities, shops, and highly regarded schools, while also benefiting from excellent transport links to the city centre and outer ring road.

Upon entering from the front of the property, you are welcomed into a small entrance hall that leads into a light and airy living room, featuring exposed stairs and a large front window that offers lovely views of the lush green and mature trees, flooding the space with natural light. The bright kitchen enjoys ample natural light from a rearfacing window overlooking the courtyard. It features an array of white shaker-style wall and base units, along with generous space for dining.

To the first floor, accessed via the staircase in the living room, is a generously sized master bedroom at the front of the property. A large window provides wonderful views of the green, and the room offers plenty of space for both sleeping and storage. To the rear is a second double bedroom, along with a house bathroom fitted with a modern white suite, including a bath with an overhead shower.

Externally, the property boasts a private courtyard-style garden, along with convenient access to a parking space at the rear via Montrose Avenue.

In summary, this charming home would make an ideal first-time purchase. Offered with no onward chain, it is ready to move into and conveniently located within the city. Viewing is highly recommended to fully appreciate the setting and all this home has to offer.

Council Tax Band- B



















