





# Huntington Road Huntington, York YO31 9BP

£795,000



Rarely available on the open market, this stunning period villa on Huntington Road offers a rare combination of size, character, and heritage. Set on an expansive plot with a long garden that leads down to the River Foss, this home offers over 2,500 sq. ft. of versatile living space. Just a short walk from York city centre, train station, and York District Hospital, the property is ideally located and also falls within the catchment area for several well-regarded local schools.

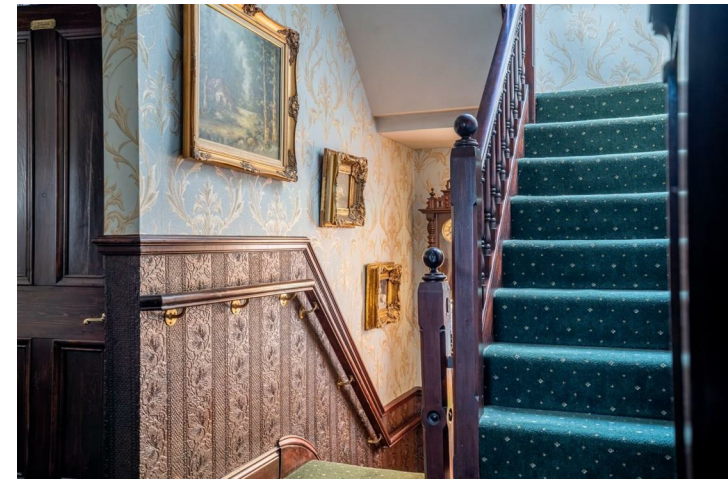
Internally, this elegant double fronted villa offers a grand entrance hall featuring original wood panelling, period detailing, and a beautiful staircase. To the right, the principal reception room is bathed in natural light thanks to newly installed wooden sash windows, showcasing charming features such as the original cast iron fireplace.

Across the hall is a second formal reception room, and to the rear sits the kitchen/breakfast room, thoughtfully modernised with shaker style units, integrated appliances, and plenty of storage. A third reception room at the back of the house connects to a modern three piece bathroom, offering flexibility as a guest suite.

On the first floor are four double bedrooms, a fifth single bedroom, and a four-piece family bathroom, which retains beautiful original a stained-glass window. The second floor offers three additional double bedrooms, all with Velux windows and built in storage, making this home perfect for larger families or multi-generational living.

Outside, the generous garden enjoys sunlight throughout the day and is mainly laid to lawn, bordered by mature flowerbeds, and leading down to the tranquil riverbank. To the front, is ample driveway parking and a collection of three double garages, one of which has been converted into a studio, offering potential for development (subject to the necessary planning consents).

An exceptionally rare find, this home blends period charm with modern comfort, in a location that's hard to beat.





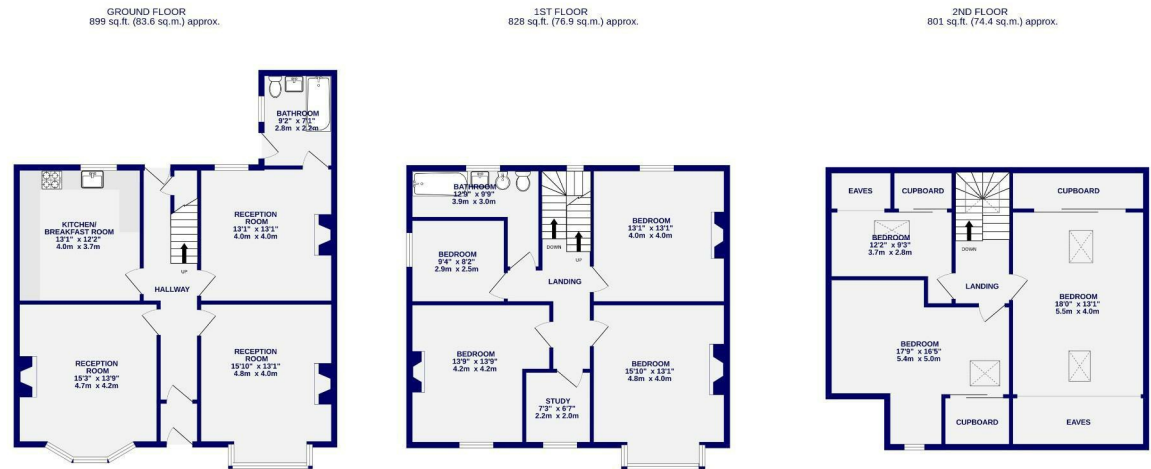




# Huntington Road Huntington, York YO31 9BP

Freehold  
Council Tax Band - E

- Period Villa Property
- Eight Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Ideal Family Home
- Three Double Garages & Driveway Parking
- Popular Residential Development
- EPC E



**TOTAL FLOOR AREA: 2528 sq.ft. (234.9 sq.m.) approx.**

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