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35 The Old Village, Huntingdon

York

£775,000



Situated in a prime location within the favoured Old Village of Huntington, this substantial four bedroom detached home provides a unique opportunity to those looking for a practical and spacious home full of character.

Upon entering the property you are greeted by a large and bright entrance hallway (with cloaks) with tiled floor leading to the principal reception rooms. The lounge to the rear of the ground floor is larger than average, and boasts a brick fireplace with open fire, feature beams and patio doors out onto the garden.

The open plan kitchen/diner includes an integrated floor to ceiling larder unit and appliances, range cooker and further base units with worktop space. A utility room can also be found off the kitchen for further appliances. The rear patio doors and windows, with the addition of two velux in the dining area, flood this space with natural light. A further family room and a WC/Cloakroom completes the downstairs space.

Off the first floor landing are four double bedrooms, with a generous Master bedroom including an en-suite shower room. A family bathroom serves the three further good sized bedrooms.

Externally, the property sits proudly back from the road with mature hedges and a sweeping resin driveway offering ample parking space. The Westerly facing rear garden boasts low maintenance trees and shrubs in the borders and the two patio areas offer the ability to enjoy dual aspects of the garden as the sun travels round. Furthermore is an integral garage (partially converted to form a utility room).

In summary, a great property in need of some internal upgrades with the footprint of modern family living in existence.

Huntington just 3 miles north of York City Centre. The village boasts a wide range of local amenities including a Post Office with adjoining Newsagents, shops, Pharmacist, Doctor's surgery, Hairdressers, Public House, Library and a frequent bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and Clifton Moor and the A64 are within easy reach by car. The village has a Primary School and falls within the catchment area for the highly regarded Huntington Secondary School.

On the outer ring road at the Strensall roundabout follow Strensall Road towards York City Centre. Take a right hand turning into the Old Village and follow the road round to the left. Pass The Blacksmiths Arms Public House and the property is situated on the right hand side.

Council Tax band: F

Tenure: Freehold



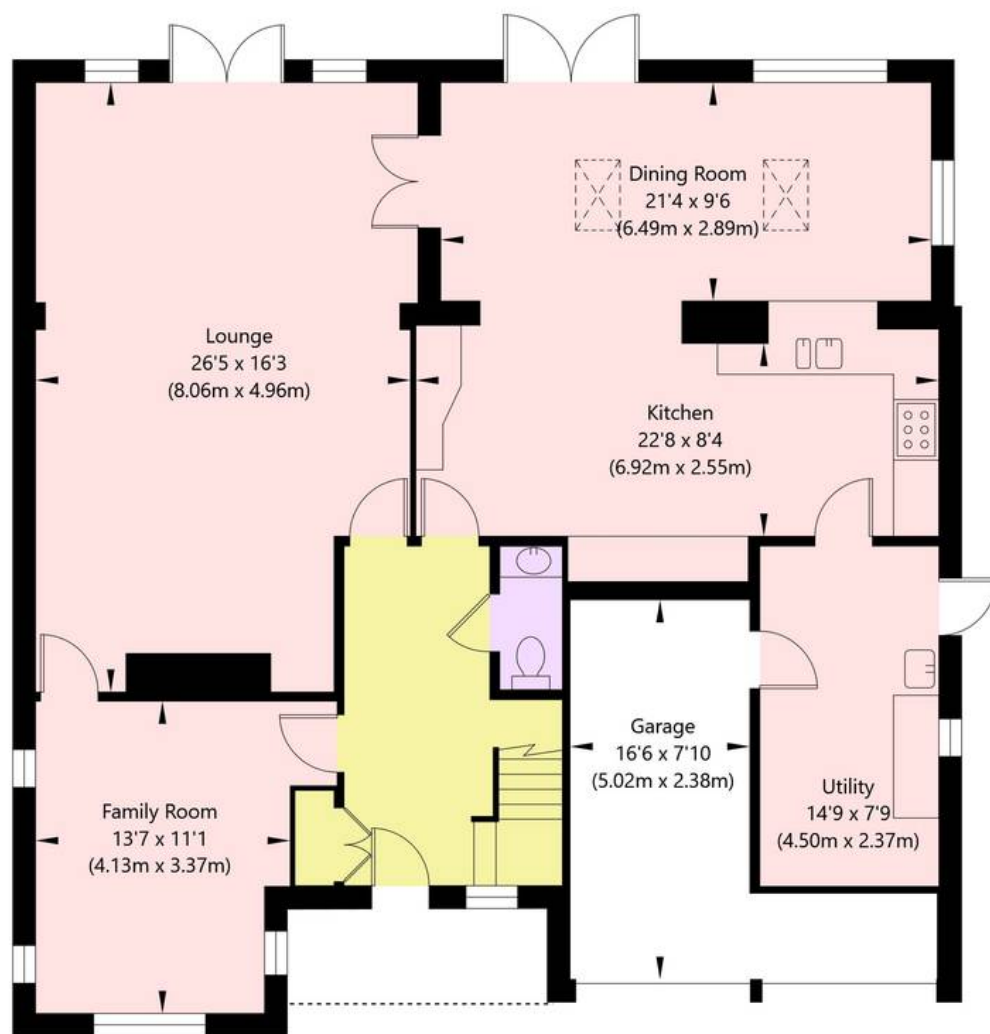




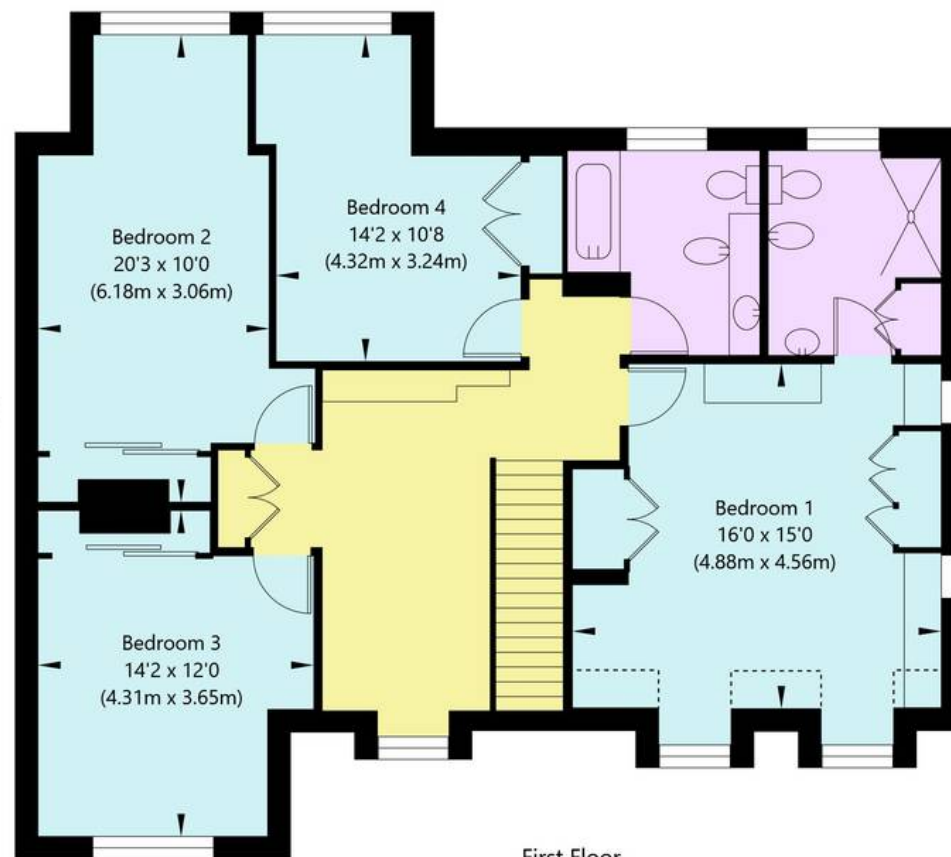




The Old Village, Huntington, York, YO32 9RA



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1305 SQ FT / 121.24 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1086 SQ FT / 100.91 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2391 SQ FT / 222.15 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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