

LANCASTER
SAMMS

3 Wain Close, Huntington

York

£395,000



Situated in a prime location within the favoured Old Village of Huntington, this charming end townhouse is tucked away in a private cul-de-sac with a South facing courtyard garden.

Built by a well regarded local developer, the property has been exceedingly well cared for with just one owner since new and offers the potential for further development, especially a simple loft conversion similar to the neighbours (subject to necessary permissions). Offered with the convenience of vacant possession and no forward chain.

Internally the property is approached via a dwarf wall and gated access. A useful entrance porch leads to the hallway and in turn a study and lounge both with plantation shutters. The generous bay fronted lounge has a central focus fireplace and glazed folding doors into the dining area.

The kitchen is fitted with a range of wall and base units with integrated eye level oven/grill and hob and space for a breakfast table. Off the kitchen is a generous utility room with provision for washer/dryer and a ground floor/WC. To the rear elevation is a double glazed conservatory with brick base and door onto the courtyard.

To the first floor are three well proportioned double bedrooms, two with fitted storage, house bathroom and an ensuite to the master bedroom.

The attic was left partially converted by the developer and neighbours (of the same house design) have created a staircase off bedroom three to create a generous additional room with space for ensuite shower room.

Externally to the front are two allocated private parking bays with side access leading to the rear courtyard. The plot is the largest of the row and has been professionally landscaped with fenced perimeters. There is a good degree of privacy to the rear as it backs onto mature gardens beyond.

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

LOCATION

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.

Council Tax band: D

Tenure: Freehold







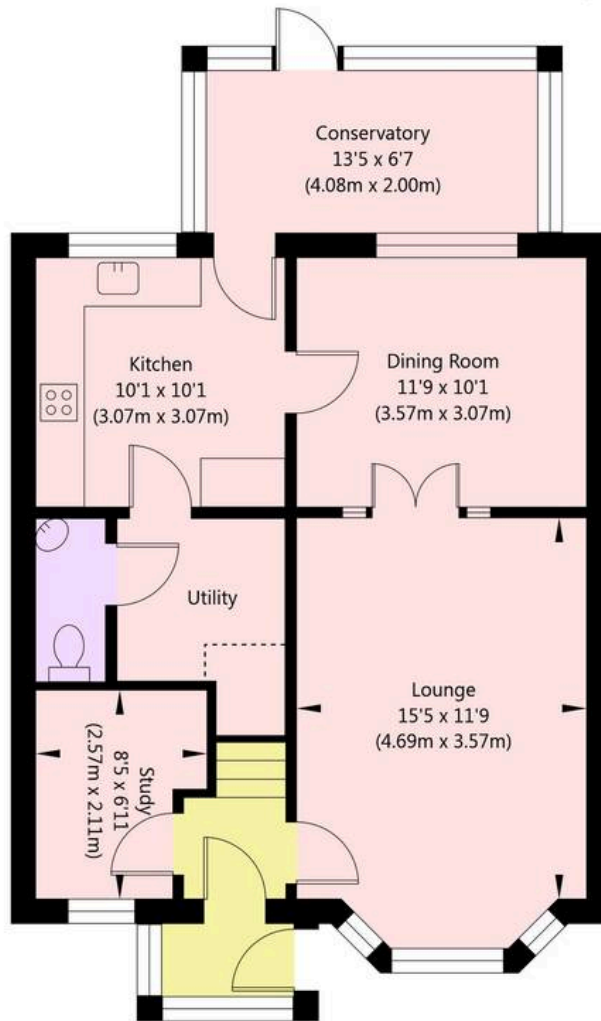




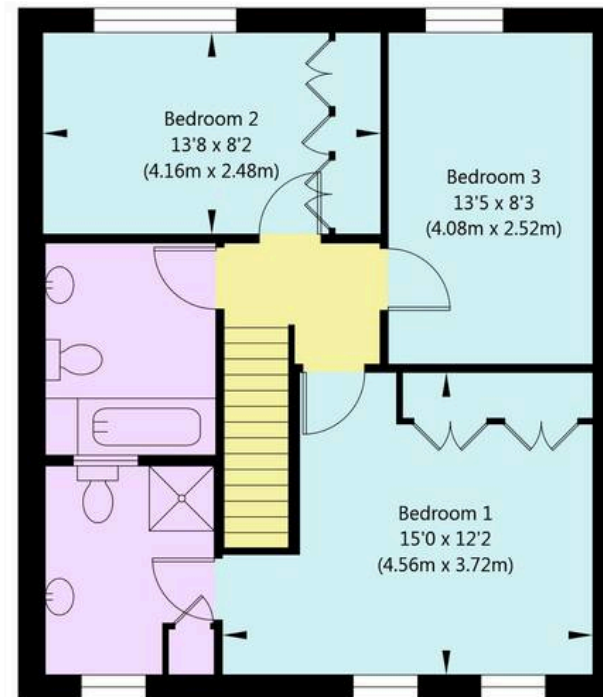




Wain Close , Huntington , York, YO32 9YQ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 711 SQ FT / 66.09 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 574 SQ FT / 53.32 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1285 SQ FT / 119.41 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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