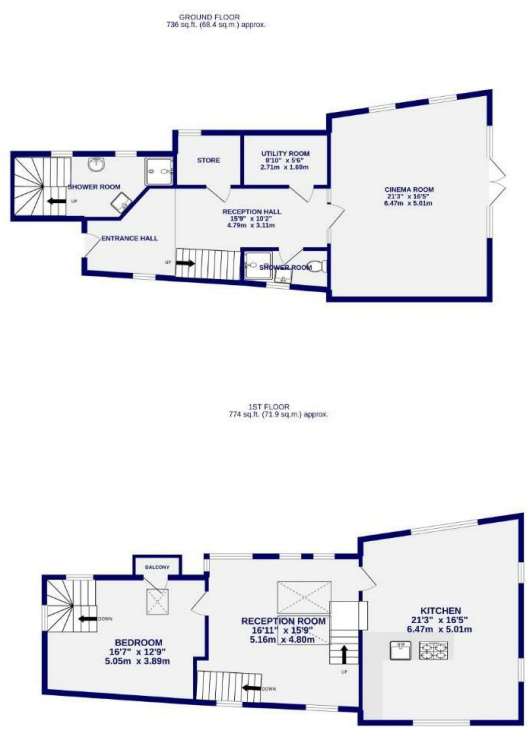


Huntington Road
, York
YO31 8RN

Freehold
Council Tax Band - New Build

- Detached House
- River Views & Balcony
- Square Picture Window
- Courtyard Garden
- Open Plan Dining Kitchen
- New Build
- EPC B



TOTAL FLOOR AREA : 1925 sq.ft. (178.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 or efficiency can be given.
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Huntington Road
, York
YO31 8RN

£625,000

3 3

A unique opportunity to purchase a brand new detached house with an external look reminiscent of a period York industrial building created from hot lime mortar and an interior similar to that of a New York loft conversion, meeting Scandi minimalistic style.

A bespoke designed house on the river bank of the river Foss, offering the owner different levels and living spaces. The floor to ceiling windows, vaulted double level landing and distinctive black square bay window in Schueco aluminium (with laminated glazing for improved energy performance and noise reduction) mean this is as individual a property as York has to offer; and will offer the successful purchaser a wonderful home.

On entrance to the ground floor reception hallway the property provides a practical range of storage, utility, shower room, leading to the a significant tiled area with Crittall effect Aluco Aluminium French doors and polished concrete floors with under floor heating and views of the private tiled courtyard.

To the first floor are two open plan living spaces with oak flooring, the dual height reception room and the open plan dining/ living kitchen with Schuller kitchen worktops, Bora downdraft hob and Quooker instant hot and filter tap. Each space offers a light, interesting space with industrial effect features and the ideal aspect to make the most of the river views.

The main bedroom, includes a mezzanine bed, private slate en-suite lower floor bathroom with limestone shower tray and river balcony. On a separate floor are two further double bedrooms with a modern marble and porcelain light blue tiled bathroom with solid polished brass bathroom fittings and concrete sinks throughout from the Cast Iron Bath Co.

Externally the property benefits from an Italian style courtyard garden and permit parking. The property also benefits from a mist fire protection system for added piece of mind.



