



48 Highthorn Road,
York, North Yorkshire YO31 9HE

Guide Price £299,950


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PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style on this three-bedroom semi-detached house, located in the ever-popular location of Huntington, just to the north of York, well situated with easy access to the outer ring road. Also with local shops, popular local schools and the shopping parks at Monks Cross and neighbouring Vangarde close at hand. This property has been a family home and provides spacious accommodation, which will appeal to a variety of buyers, including first time buyers, professional couples, families and those looking for a buy to let investment. Another great thing about this house is that there is still further potential to add your own stamp and style, including converting the attic space or extending to the side. With the added benefit of solar panels and an electric car charging point, bringing the EPC to an amazing B! Benefitting from double glazing and gas central heating, the property briefly comprises; Entrance hallway, with stairs to the first floor. Doors lead us into the reception rooms. To the front we find the bay fronted dining room, currently used as a downstairs bedroom, the focal point is the feature fireplace. To the rear an extended living room, with plenty of space for a table and chairs, also with a stone fireplace and patio doors leading to the garden. We also find a fitted kitchen, with a range of white units completing the ground floor living space. The stairwell leads up to the first-floor landing, from where we find three bedrooms and a modern fitted bathroom. Outside to the front is a garden area and a driveway, providing off street parking, leading to the attached garage/workshop, 51' 9" x 7' 2" just right for a car/cycle enthusiast. To the rear the house enjoys enclosed fenced gardens, with a paved patio area perfect for outside entertaining. In summary, this property provides an exceptional opportunity to secure a home needing updating, in a very popular Huntington location. The property is ideally placed for the commuter, lying approximately three three miles for the York City Centre and close to the outer ring road and local amenities. Sold with no onward chain! An early internal inspection is highly recommended.

Huntington is a popular suburb, just round 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 Houses and a superb 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 neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The area has a Primary School and falls within the catchment area for the highly regarded Huntington Secondary School.



Entrance Hall

Front entrance door to hallway, double glazed window to the side aspect, ceiling coving and radiator*. Stairs leading to the first floor. Doors leading to...

Dining Room

13' 0" x 10' 9" (3.96m x 3.27m) Into bay Double glazed bay windows to front aspect, feature Adam style wood surround with marble hearth and inset gas fire*, ceiling coving, tv point* and radiator*.

Living Room

20' 1" x 10' 10" (6.12m x 3.30m) Double glazed patio doors to the rear aspect, feature stone fireplace with tiled hearth and inset gas fire*, ceiling coving, tv point* and radiator*.



Kitchen

17' 7" x 6' 1" (5.36m x 1.85m) Fitted kitchen with a modern range of white base and wall mounted units with matching work preparation surfaces over, Inset sink with mixer taps, integral appliances include electric oven*, 5 x gas hobs*, extractor hood*, plumbing for a washing machine*, space for an upright fridge/freezer, double glazed windows to rear aspect, down lighting and radiator*. Door leading to the side.

First Floor Landing

Double glazed window to side aspect. Doors leading to...

Bedroom 1

12' 8" x 10' 9" (3.86m x 3.27m) Into bay Double glazed bay windows to front aspect, built in wardrobes, ceiling coving and radiator*.

Bedroom 2

13' 0" x 10' 10" (3.96m x 3.30m) Double glazed windows to rear aspect, built in wardrobes, airing cupboard with wall mounted boiler*, tv point* and radiator*.



Bedroom 3

7' 0" x 6' 1" (2.13m x 1.85m) Double glazed windows to front aspect, ceiling coving and radiator*.

Bathroom

8' 0" x 6' 0" (2.44m x 1.83m) Comprising; Whirlpool bath with mains shower over*, pedestal wash hand basin with mixer tap, low level wc, down lighting, double glazed window to the rear and side aspects and heated rail*.

Outside

Outside, to the front of the property there is a walled garden area and drive, providing off street parking leading to the attached garage, perfect for a cycle enthusiast or workshop. To the rear, we find a garden laid to lawn, with a paved patio, perfect for outside entertaining.

Garage

51' 9" x 7' 2" (15.76m x 2.18m) Up and over door, windows, power and lighting*. Door leading to the garden.



Agents Note

Epc rating B, Council tax band C.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: Eon.

The property also benefits from solar panels, providing energy efficiency and helping to reduce running costs connected to Eon.





Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

48 Highthorn Road YORK YO31 9HE	Energy rating B	Valid until: 18 February 2036
		Certificate number:  0350-2363-4520-2296-5951

Property type

Semi-detached house

Total floor area

89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Bishops Personal Agents

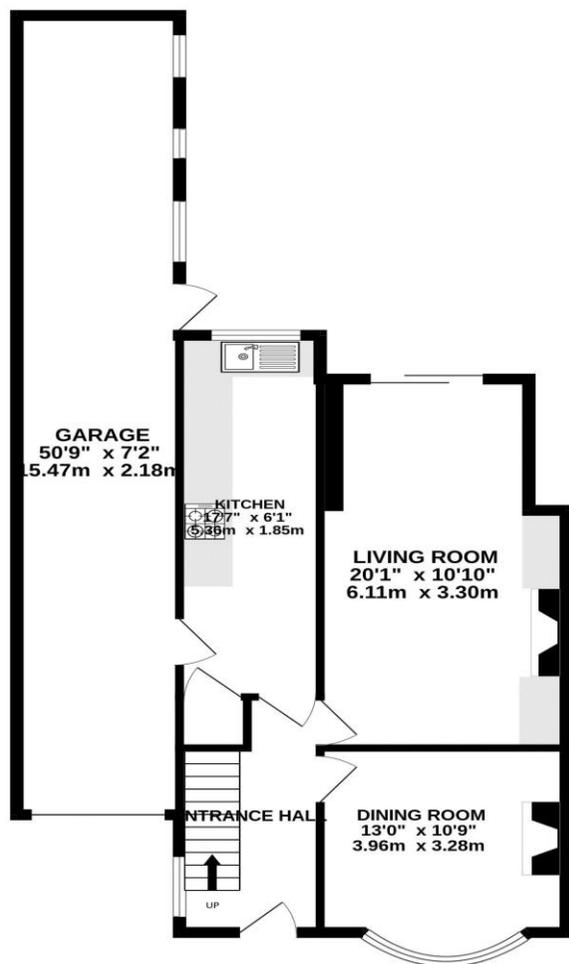
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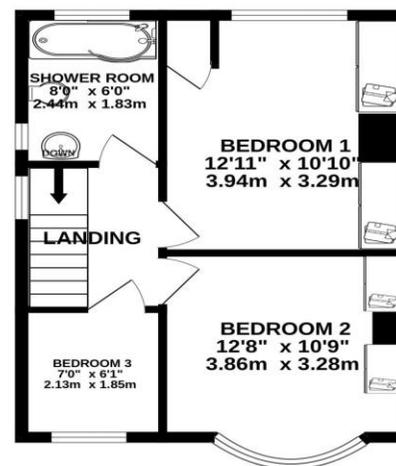
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GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.8 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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