



Stratford Way, Huntington, York

£500,000

**Stephensons**  
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Stratford Way,  
York YO32 9YW

Est. 1871

£500,000

Set on a generous corner plot within the highly regarded Huntington village, this chain free extended and immaculately presented home offers a superb balance of space, style and practicality, designed with modern family life very much in mind. The standout rear extension has transformed the property into a sociable and light-filled home, perfectly suited to both everyday living and entertaining.

The heart of the home is the impressive open-plan kitchen/dining room, a space that naturally draws people together. With vaulted ceilings, exposed beams and large rooflights, the room is bathed in natural light throughout the day. The central island provides a natural gathering point, ideal for informal meals, morning coffee or keeping an eye on homework while cooking, while high-quality fitted units and integrated appliances ensure both style and functionality. Full-width glazed doors open onto the south-facing rear garden, allowing the space to flow effortlessly outside during warmer months and creating a wonderful setting for hosting family and friends.

Adjoining the kitchen is a separate snug, offering a cosy and versatile retreat. With its contemporary styling and feature stove, it's an ideal space for relaxing in the evenings, a playroom for younger children, or a quiet spot to unwind away from the main hub of the house.

To the front, the main sitting room provides a more traditional living space, centred around a wood-burning stove and enhanced by a bay window that fills the room with natural



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband: up to 1000 Mbps\*  
EPC Rating: tbc  
Council Tax: E - City of York  
Current Planning Permission: For two story side extension

\*Download speeds vary by broadband providers so please check with them before purchasing.

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light. This is a welcoming and comfortable room, perfect for quieter evenings or family time. A utility room and ground floor WC add further practicality, helping to keep the day-to-day running of the home organised and efficient.

Upstairs, the first floor offers three well-proportioned bedrooms, all beautifully presented and designed to suit a growing family or those needing additional workspace. These are served by a modern family bathroom, finished to a high standard in keeping with the rest of the home.

Externally, the property continues to deliver. The south-facing rear garden has been thoughtfully landscaped to provide a safe and enjoyable space for children to play, alongside stylish patio areas ideal for outdoor dining and summer evenings. To the front, the generous driveway offers ample off-street parking for multiple vehicles and leads to the attached garage. Huntington remains one of York's most sought-after residential areas, offering a strong sense of community alongside excellent everyday convenience. Located approximately three miles north of the city centre, it provides easy access into York via regular bus routes, while also being well placed for the A1237 ring road and wider transport links. The area is particularly popular with families thanks to its well-regarded schools, including Huntington School, along with a wide range of local amenities such as shops, cafés and nearby retail parks at Monks Cross and Vangarde. Combining village feel with city accessibility, it offers an ideal setting for modern family living, available with no onward chain.

Overall, this is a home that has been carefully designed and beautifully finished to support contemporary family life, with a standout kitchen space and south-facing garden that truly set it apart.

## Partners:

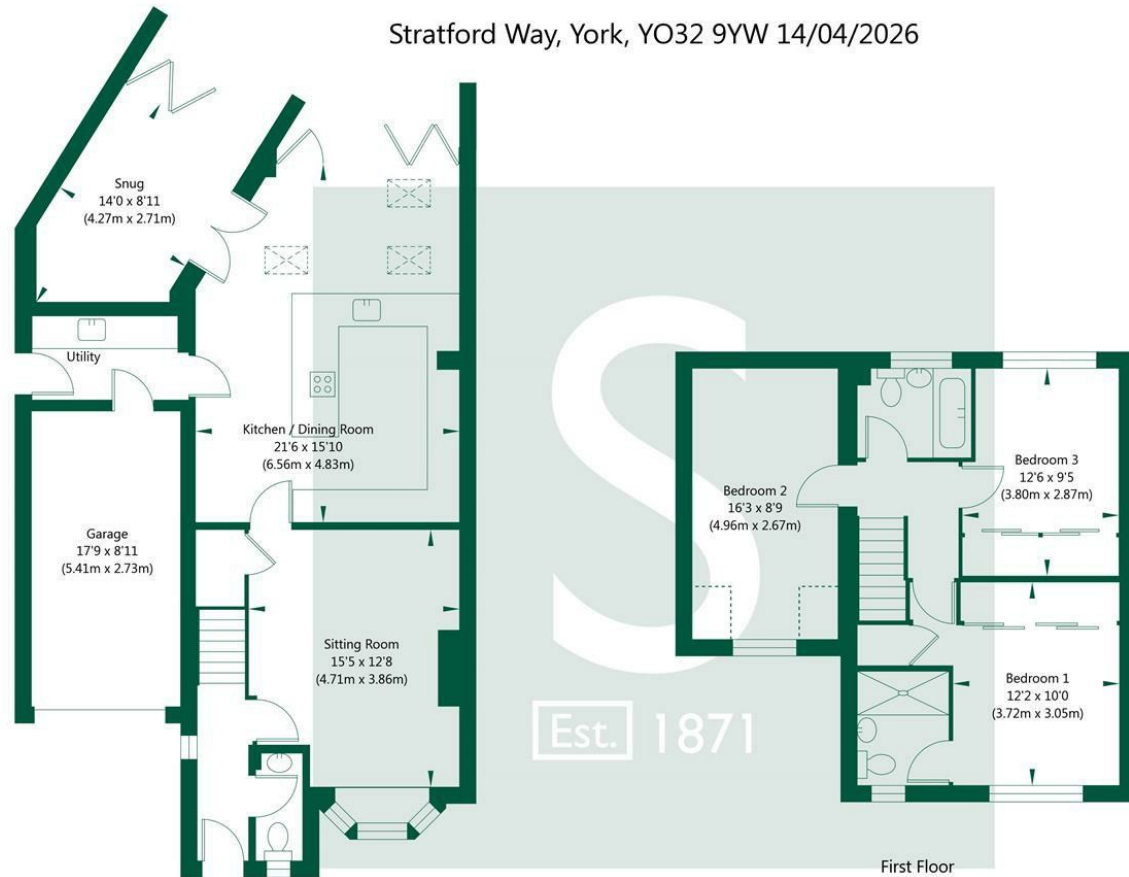
J F Stephenson MA (Cantab) FRICS FAAV  
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 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
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## Associate Partners:

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Stratford Way, York, YO32 9YW 14/04/2026



Ground Floor - (Excluding Garage)  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 779 SQ FT / 72.37 SQ M

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 555 SQ FT / 51.56 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1334 SQ FT / 123.93 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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