



ROB LETTS

powered by  
**exp** UK

# Huntington Road, York

Guide Price £375,000

🛏️ 2 🚿 1 🚗 2



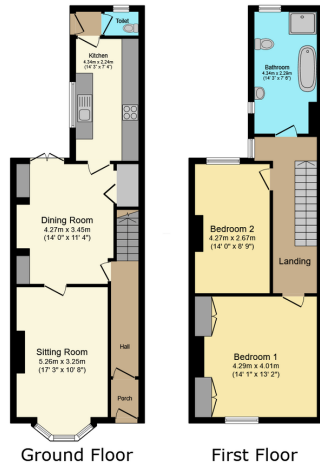
A beautifully renovated Victorian terrace, ideally positioned on Huntington Road, just a short walk from York city centre and Monkgate Bar. Offering over 1,000 sq ft of living accommodation, this impressive period home combines character, space and a modern finish in a location that is incredibly convenient for city living.

The property is entered through a traditional forecourt into a welcoming entrance hallway. The ground floor includes two generous reception rooms, both with log-burning stoves, with the rear reception opening directly onto the landscaped courtyard garden through French doors. A modern fitted kitchen sits to the rear, complete with integrated appliances, while a rear lobby provides access to a useful ground-floor WC.

Upstairs, there are two genuine double bedrooms and a superb first-floor four-piece bathroom, featuring a freestanding bath, separate walk-in shower, vanity unit and WC. A further standout feature is the large attic space with window, offering exciting potential to explore further accommodation, subject to the necessary permissions and building regulations.

Externally, the rear courtyard garden is private, landscaped and low maintenance, with possible scope to create a hardstanding for off-street parking, subject to the necessary permissions and consents. With York city centre, York St John University and York Hospital all within easy reach, this is a superb city home with genuine future potential.

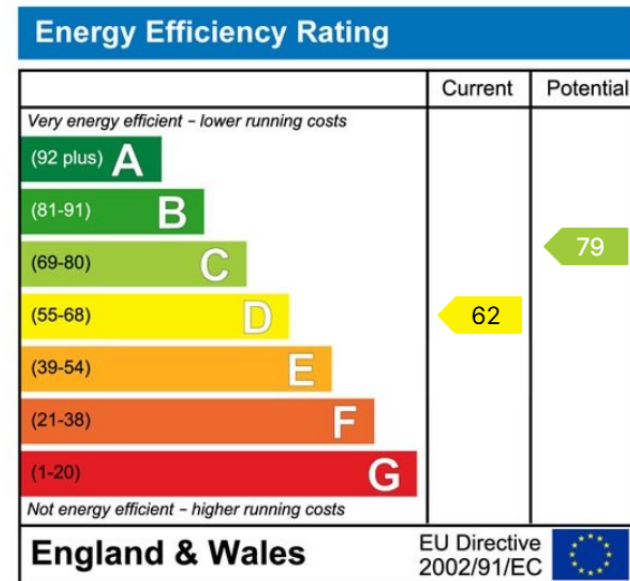




Total floor area: 103.2 sq.m. (1,111 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Beautifully renovated Victorian terrace
- Over 1,100 sq ft of living accommodation
- Two generous reception rooms
- Two genuine double bedrooms
- Large attic space with window and exciting future potential
- Just a short walk from York city centre and Monkgate Bar
- Proper entrance hallway
- Modern fitted kitchen plus ground-floor WC
- Stylish first-floor four-piece bathroom
- When enquiring about this property, please quote ref: RL0918



ROB LETTS



07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com