

Vesper Walk, Huntington, York

£475,000

Stephensons
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Vesper Walk, York YO32 9SZ

Est. 1871

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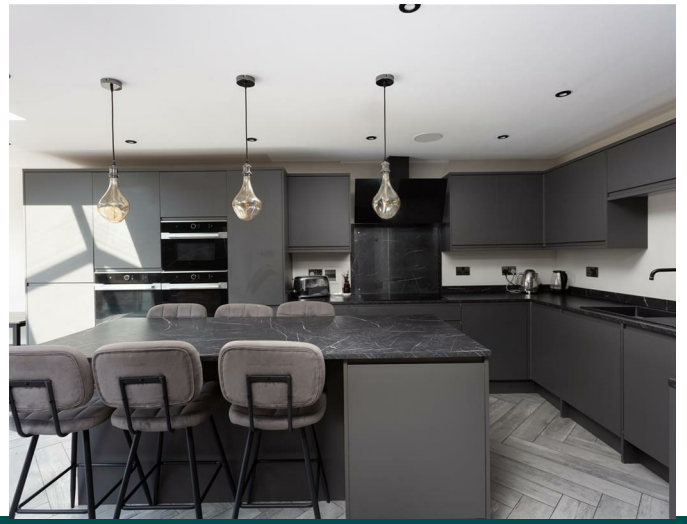
A striking and extensively remodelled home where the emphasis has clearly been placed on contemporary family living, with a particularly impressive open-plan space at the rear and a finish that feels considered rather than simply modern. Offered chain free, the property provides 1,495 sq ft of accommodation and sits in an established part of Huntington, well placed for the village, schools, shopping and access into York.

Entire property stripped back to brick and completely renovated to an exceptionally high standard. The transformation is most evident as you move through the house. A separate sitting room at the front gives the layout somewhere quieter to retreat to, while the rear has been opened out to create the natural centre of day-to-day life. At over 21 ft across, the kitchen, dining and family room has the scale to accommodate cooking, eating and relaxing without any one element dominating the space.

A large rooflight brings daylight deep into the room, while the full-width bi-fold doors can be opened almost entirely to the garden. In warmer months, the tiled terrace effectively becomes an extension of the living space, giving the house the kind of easy indoor-outdoor relationship that works equally well for family life or having friends over.

The kitchen itself forms part of the room rather than feeling separate from it, with a large central island providing a sociable place to sit and generous preparation space. Dark cabinetry and integrated appliances give it a clean, understated finish, complemented by the herringbone-style flooring and darker







Tenure: Freehold
Broadband Coverage: Up to 1600* Mbps download speed.
EPC Rating: E - 50
Council Tax: C
Current Planning Permission: No current planning permissions

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feature wall with recessed display shelving.

Alongside the principal living areas, the ground floor has a separate utility room, WC and an additional room currently arranged as a study/bedroom four. This gives the house some welcome flexibility for anyone working from home, needing an occasional guest room or simply wanting a space away from the main living areas. There is also an integral garage.

The staircase has become a feature in its own right, with open timber treads, dark framing and glass balustrading continuing the contemporary feel upstairs. Three well proportioned bedrooms occupy the first floor, the principal bedroom has its own en suite shower room, finished in dark large tiling with a walk-in rainfall shower and contrasting natural timber vanity top. The separate house bathroom takes a deliberately different approach, with lighter marble-effect tiling, brushed brass detailing and a freestanding bath.

Outside, the frontage has been largely given over to block-paved off-street parking, alongside access to the garage. The enclosed rear garden combines a broad tiled terrace immediately outside the bi-fold doors with a lawn beyond, keeping the landscaping relatively simple and allowing the connection with the main living space to take centre stage.

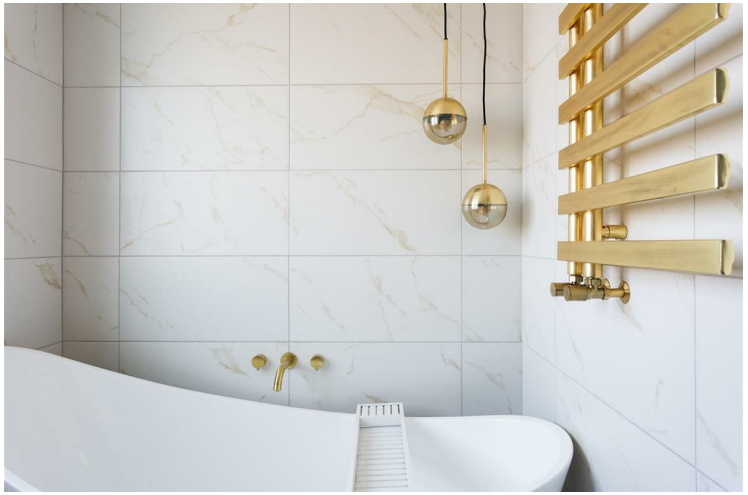
Vesper Walk is in Huntington on the north-eastern side of York, an established and consistently popular residential area. The location works particularly well for access to Huntington village, Monks Cross and Vangarde, while road links around York and towards the city centre are readily accessible. Huntington School is also nearby, and the wider area offers a good choice of everyday amenities and schooling.

For buyers looking beyond a conventional semi-detached layout, this is a home where the extension and renovation have materially changed the way the accommodation works. The scale of the rear living space, flexible ground-floor room, two











bathrooms and 1,495 sq ft overall give it a notably different feel from its original footprint, while the chain-free sale adds further appeal for anyone hoping to make a straightforward move.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed





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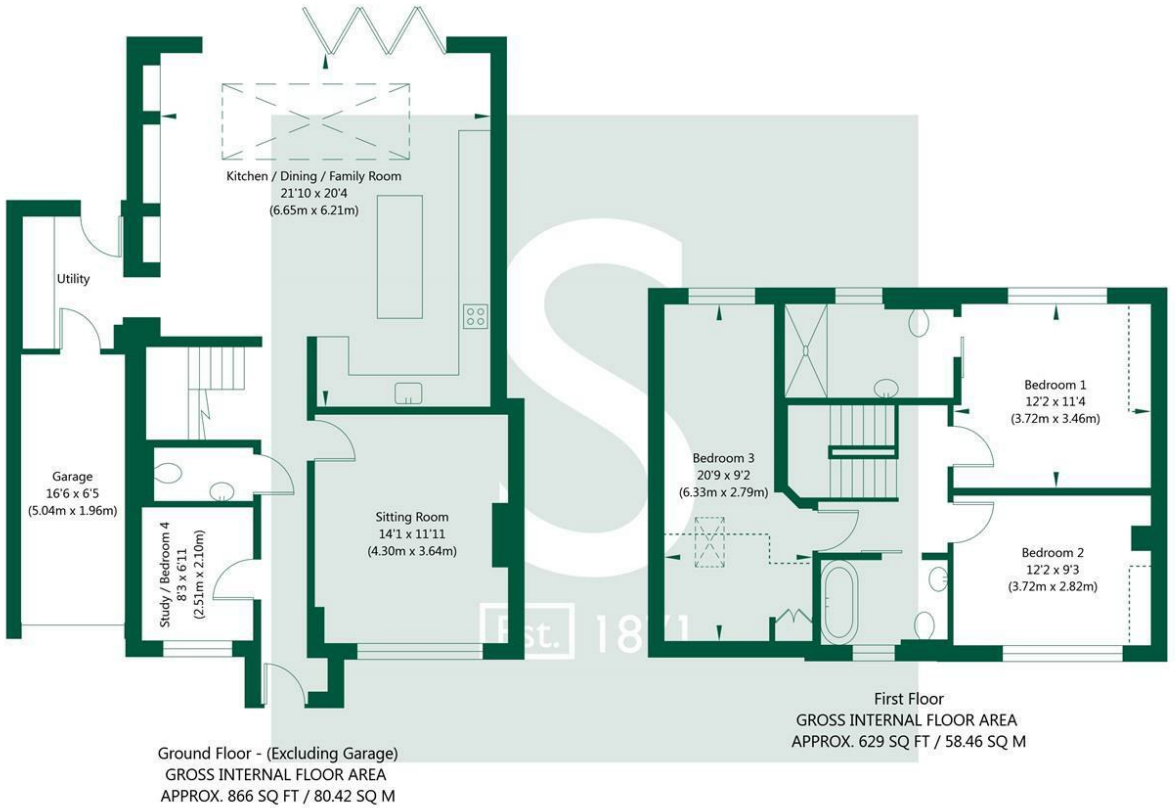
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