

Byland Avenue, York YO31 9AY

£235,000

Stephensons
estate agents & chartered surveyors



Offering well-balanced accommodation across two floors, this terraced home combines practical family living with a convenient position in one of York's most popular residential suburbs, making it an excellent choice for first-time buyers and young families alike.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 1600 Mbps*
 EPC Rating: B
 Council Tax: B
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 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)
 E G Newby MRICS
 T Brooks MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

N Lawrence
 I Jarvis MNAEA

Situated in the sought-after suburb of Huntington, the property enjoys excellent access to a wide range of local amenities including well-regarded schools, everyday shopping facilities, Monks Cross and Vangarde Shopping Park, regular public transport links and straightforward access into York city centre.

Stepping inside, the ground floor comprises a welcoming sitting room to the front of the property, providing a comfortable space to relax. To the rear is a spacious kitchen diner, offering plenty of room for everyday family life as well as entertaining. French doors lead directly out to the rear garden, allowing natural light to fill the space and creating an easy connection between the house and garden.

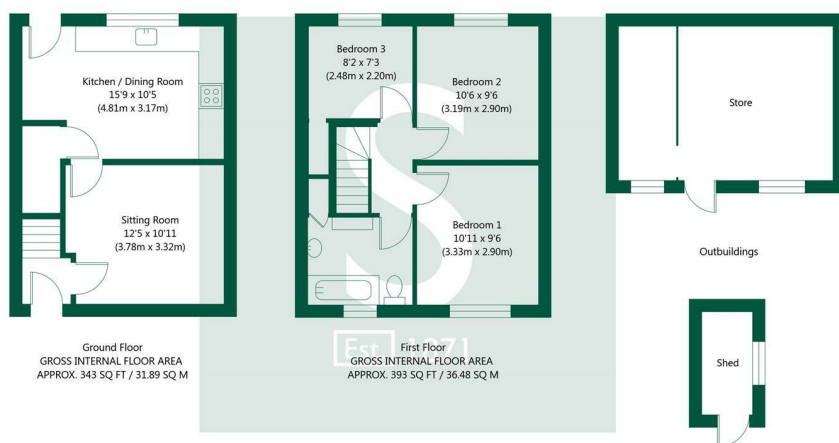
The first floor offers three bedrooms, including two comfortable double bedrooms and a generous single bedroom that would also work well as a nursery or home office. These are served by the family bathroom.

Outside, the property benefits from block-paved off-street parking to the front. The enclosed rear garden provides a good amount of outdoor space and is complemented by a useful brick-built store together with a separate timber shed, offering excellent storage and workshop potential.

The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs. Combining practical accommodation with a convenient location, this is a home that will appeal to a wide range of buyers, particularly those taking their first step onto the property ladder or looking for additional family space.

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

Byland Avenue , Huntington, York, YO31 9AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 736 SQ FT / 68.37 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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