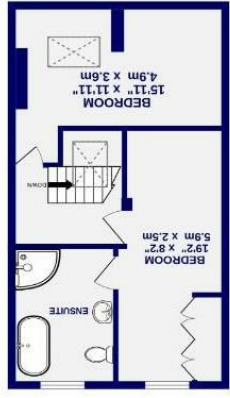
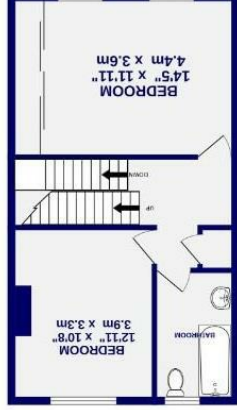


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

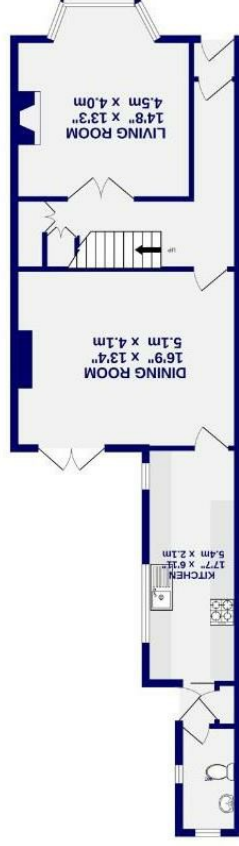
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of corners and any other areas are approximate. It is advised that prospective purchasers should verify the measurements and dimensions of the property and appliances shown there and where necessary refer to the relevant Ordnance Survey maps and measurements. Measurements are given in metres and feet and are rounded up to the nearest millimetre. The floor area and perimeter is based on the finished floor level. The floor area and perimeter is based on the finished floor level. The floor area and perimeter is based on the finished floor level. The floor area and perimeter is based on the finished floor level.



2ND FLOOR
444 sq ft. (41.3 sq m.) approx.



1ST FLOOR
500 sq ft. (46.4 sq m.) approx.



GROUND FLOOR
689 sq ft. (64.0 sq m.) approx.

Huntington Road Off Monkgate, York YO31 8RA

Freehold
Council Tax Band - D

- Period Terrace House
- Sought After Location
- Walking Distance York Minster
- Four Bedrooms
- Two Bathrooms
- West Facing Rear Garden
- EPC D



Huntington Road
Off Monkgate, York
YO31 8RA

Offers Over £530,000



A beautifully presented three-storey period home offering four bedrooms and a charming walled courtyard garden, ideally positioned just a short walk from York city centre.

This characterful Victorian property sits in an enviable position overlooking the River Foss, combining peaceful riverside living with the convenience of local amenities and excellent commuter links. The home has been tastefully modernised by the current owners, including recently installed sash-style double glazing and a full electrical rewire, while retaining a wealth of period features throughout.

A welcoming hallway leads to two generous reception rooms, the front lounge with its original shutters, bay window, picture rails and feature fireplace. To the rear, the dining room enjoys views of the courtyard and offers French doors, an oak-beamed chimney breast and recessed alcoves. The kitchen has been fitted to a high standard with shaker-style units, quartz worktops, a Belfast sink, integrated appliances and a range cooker. Completing the ground floor is a large WC, which also offers potential for use as a utility.

Over the first and second floors, there are four well-proportioned bedrooms. The front bedroom to the first floor enjoys lovely river views and Hammonds fitted wardrobes, while a modern house bathroom with a metro-tiled finish serves this level. The second floor hosts a stunning principal bedroom with an en-suite bathroom and fitted wardrobes, plus a further double bedroom with a Velux window.

Externally, the property benefits from a beautifully landscaped rear courtyard with Indian stone paving and a raised seating area, perfect for relaxing or entertaining. A front forecourt and on-street permit parking complete this exceptional home.

An outstanding example of a Victorian townhouse in a prime central location—early viewing is recommended.

Council Tax Band- D

