



## 554 Huntington Road

Huntington, York, YO32 9QA

An imposing and inviting four-bedroom semi-detached home located on Huntington Road to the North of York. Situated for convenient access to local amenities, the outer ring road and popular Primary & Secondary schools. This tastefully presented home has been loved and enjoyed for just over 10 years and offers spacious living accommodation and four double bedrooms.

**Realistic Offers Considered £535,000**

# 554 Huntington Road

Huntington, York, YO32 9QA



- Semi-Detached Home
- Popular area of Huntington
- Catchment for Huntington Secondary School
- Four Double Bedrooms
- Three Reception Rooms
- Garage and Driveway



**Directions**



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 70      | 77        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |