

**61 Kitchener Street
Huntington Road, York
YO31 8RZ**

£210,000

Ideally situated on Huntington Road, this well-maintained mid-terraced home enjoys a superb location close to the River Foss, York Hospital, and within easy walking distance of York city centre.

The property offers well-presented accommodation throughout, featuring a modern fitted kitchen, two well-proportioned bedrooms and a ground floor bathroom. Outside, there is an enclosed courtyard with the added benefit of a useful outbuilding for storage.

With a move-in-ready interior this is an excellent opportunity for first-time buyers, professionals, or investors alike, this property is offered for sale with no forward chain, ensuring a smooth purchase.

Council Tax Band A
EPC Rating D

Lounge
12'2 x 10'9 (3.71m x 3.28m)
UPVC door. UPVC window. Radiator. Door to kitchen.

Kitchen
10'9 x 9'5 (3.28m x 2.87m)
A modern fitted kitchen with wall and base units and coordinating worktops. Built in fridge freezer. Built in oven with electric hob and extractor hood above. Sink and drainer unit. Space and plumbing for washing machine. UPVC window, Radiator. Boiler.

Inner Lobby
Built in storage cupboard. Part glazed UPVC door leading to the rear yard.

Bathroom
Fitted with three piece suite comprising; bath with shower over, wash hand basin and toilet. Radiator. Opaque UPVC window.





Stairs to first floor

Loft hatch to the top landing.

Bedroom One

12'2 x 9'9 (3.71m x 2.97m)

UPVC window. Radiator. Two built in cupboards with clothes rails. Feature fireplace.

Bedroom Two

9'5 x 7'10 (2.87m x 2.39m)

Feature fireplace. UPVC window. Radiator.

Rear Yard

To the rear of the property is a walled courtyard, with raised flowerbed and outbuilding. There is a UPVC door to the rear alleyway, providing easy access for bikes and bins.

Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property.

Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

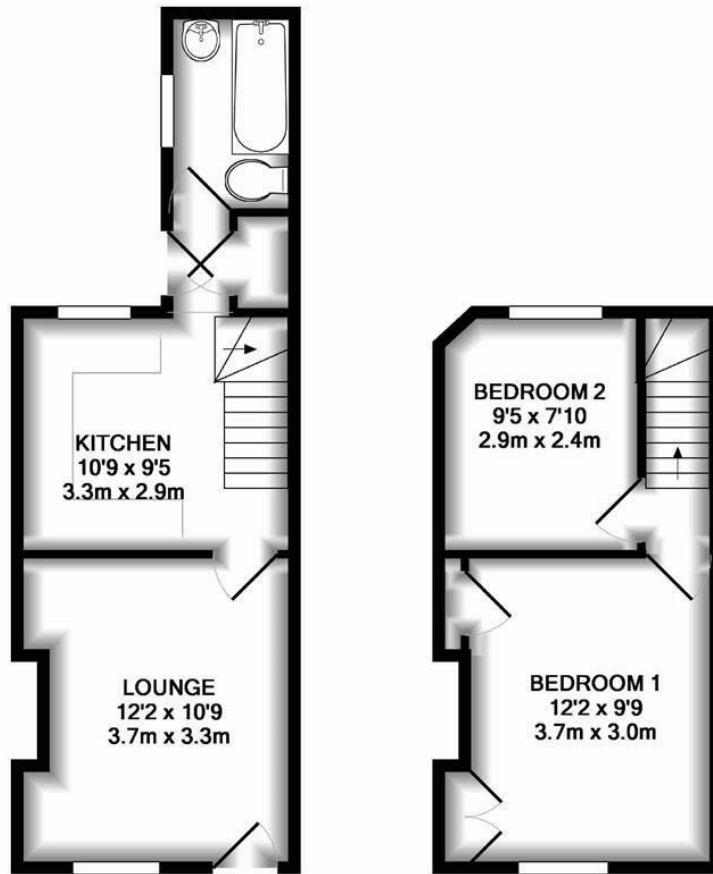
Council Tax Band of the property is A. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

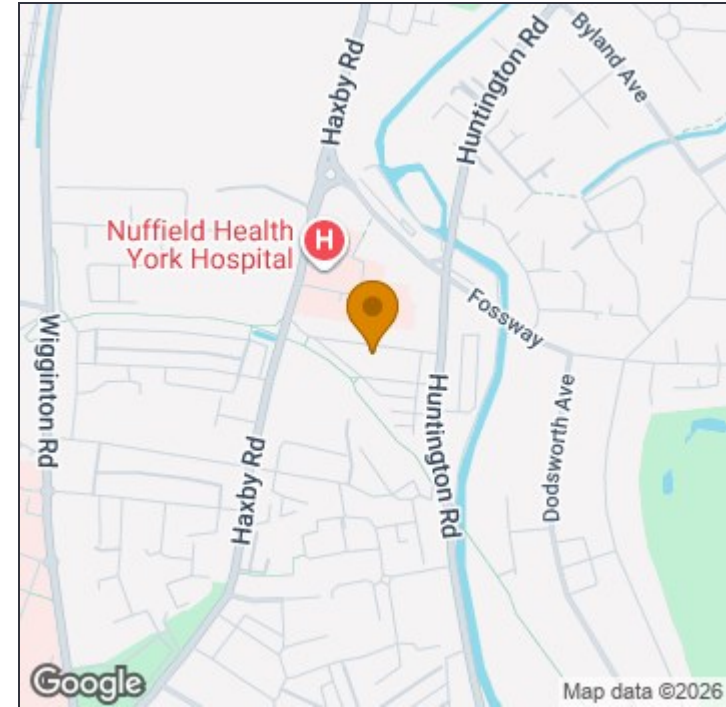
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk





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