



Huntington Road , York YO31 8RF

Freehold
Council Tax Band - E

- Period End Terrace House
- Rear Annex House
- Former Guest House
- Off Street Parking
- No Onward Chain
- Luxury Fittings
- EPC D



TOTAL FLOOR AREA: 2446 sq. ft. (227.3 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are not guaranteed. It is recommended that you verify the measurements of the rooms and any other areas and to responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested by any responsible person. The services, systems and appliances shown have not been tested by any responsible person. The services, systems and appliances shown have not been tested by any responsible person.

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, York
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£700,000

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This substantial end terrace house has undergone an impressive and sympathetic programme of modernisation since its purchase, carefully retaining its original period character while introducing high quality contemporary finishes. The property offers exceptional flexibility, including a self contained two bedroom, one bathroom, kitchen and separate living room, and may offer potential for future conversion to multiple apartments (STPP), back to a guest house, or into two properties for long or short term let.

Positioned on the ever popular Huntington Road, the home is only a short walk from York City centre and its many attractions, cafes and amenities. It is ideal for buyers seeking a versatile family property with annex accommodation or those looking for a layout that could adapt to a range of future uses.

The main house is entered through a tiled hallway leading to two generous reception rooms. The front lounge features a large bay window, while the rear dining room sits within a light and airy extension. A separate modern fitted kitchen is located off the hallway. To the upper floors of the main house are four double bedrooms, each with its own ensuite facility.

The rear section of the property has been transformed into a self contained two bedroom, one bathroom annex. Improvements include replacing the conservatory roof with a solid insulated roof and converting the former garage and internal hallway into a high end modern kitchen and living accommodation. This area can operate entirely independently from the main house, making it attractive for multigenerational living, guest use or rental.

Externally the property offers a courtyard garden and private parking for four vehicles, with the potential to create a larger rear garden if preferred.

Subject to the necessary permissions, the property offers exciting scope for a variety of future uses including a house of multiple occupation or the creation of multiple separate dwellings.

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