



Keith Avenue, Huntington, York

£595,000

Stephensons
estate agents & chartered surveyors

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Keith Avenue,
York YO32 9QH

Est. 1871

£595,000

Occupying a generous plot on one of Huntington's most desirable residential streets, this exceptional detached home has been extensively upgraded and reconfigured to create over 1,460 sq ft of beautifully presented accommodation, complemented by a superb timber garden room and landscaped south facing gardens.

The property has been finished to an impressive standard throughout, with the current owners creating a home that feels both stylish and highly practical. The layout works particularly well for modern family life, offering generous living space, flexible bedrooms and a wonderful connection between the house and south facing garden.

A welcoming central hallway leads through to a spacious bay-fronted sitting room, while the heart of the home is the extended dining and garden room to the rear. Filled with natural light from its extensive glazing and roof lights, this superb space enjoys a lovely outlook over the garden and provides an ideal setting for family meals, entertaining and day-to-day living. The adjoining contemporary kitchen is fitted with integrated appliances, with attractive herringbone-style flooring helping to create a seamless flow through the main living areas.

The ground floor provides three well-proportioned bedrooms, all offering flexibility for family, guests or home working, along with a modern family bathroom. To the first floor, the principal bedroom suite provides an excellent private retreat, with



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

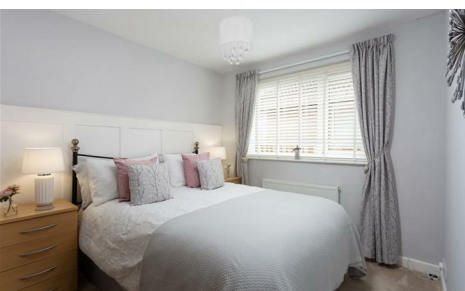
Broadband: Up to 1600 Mbps*

EPC Rating: C

Council Tax: D

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



generous proportions and its own bathroom facilities.

Externally, the rear garden has been beautifully landscaped to create a private and inviting outdoor space, with a generous lawn, patio areas and well-stocked borders. The timber garden room is a real highlight, offering a high-quality additional space that could be used as a home office, studio, hobbies room or simply as a peaceful place to relax overlooking the garden.

To the front, there is ample off-street parking, while a detached garage provides further useful storage and practicality.

Keith Avenue enjoys a superb position within Huntington, a popular and well-connected area to the north-east of York. The property is well placed for local shops, schools, everyday amenities and green spaces, while Vangarde Shopping Park, Monks Cross and York city centre are all easily accessible. The outer ring road also provides convenient links across the city and further afield.

A beautifully upgraded home throughout offering generous accommodation, a superb garden room and a wonderful lifestyle setting in a highly regarded Huntington location.

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:

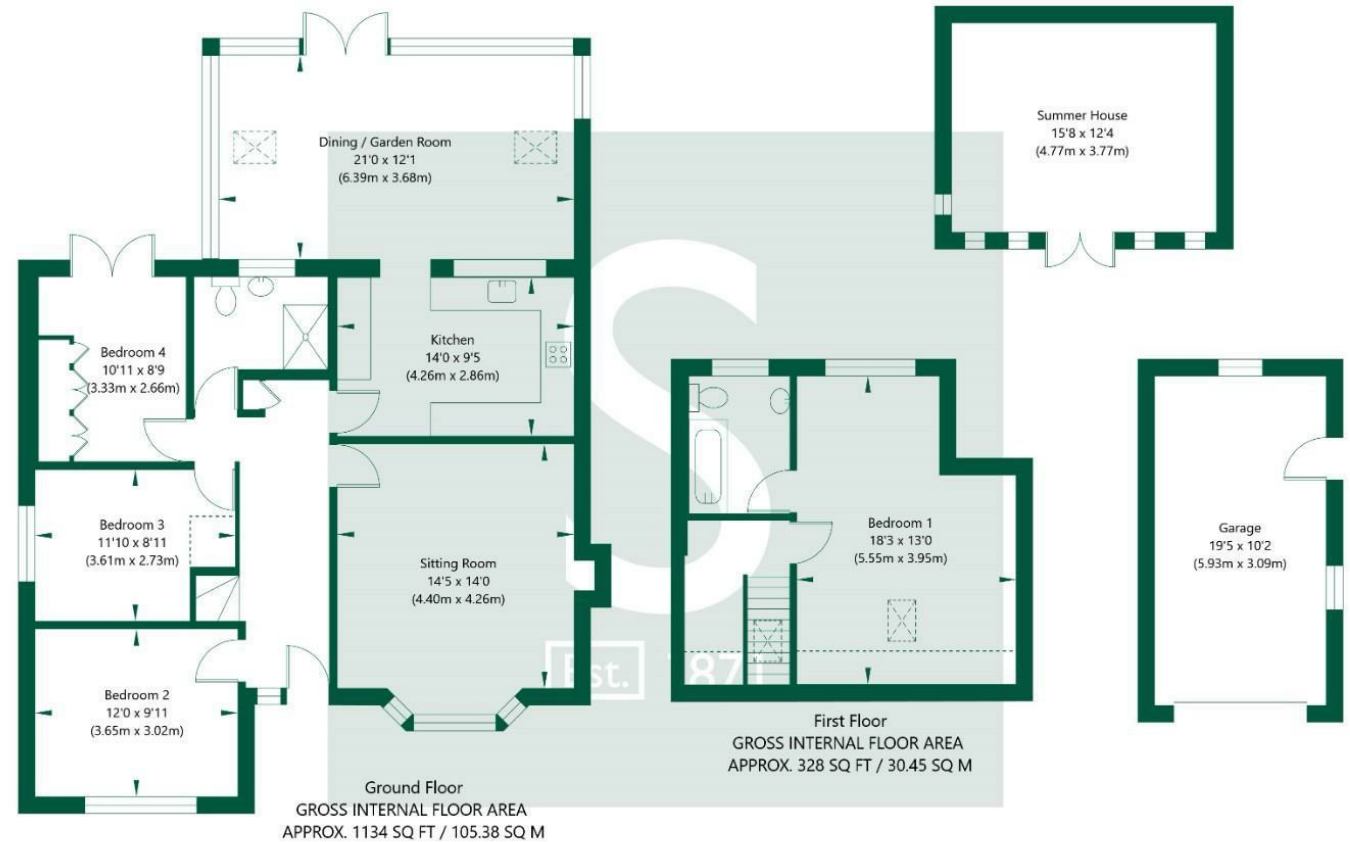
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1462 SQ FT / 135.83 SQ M - (Excluding Garage & Summer House)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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