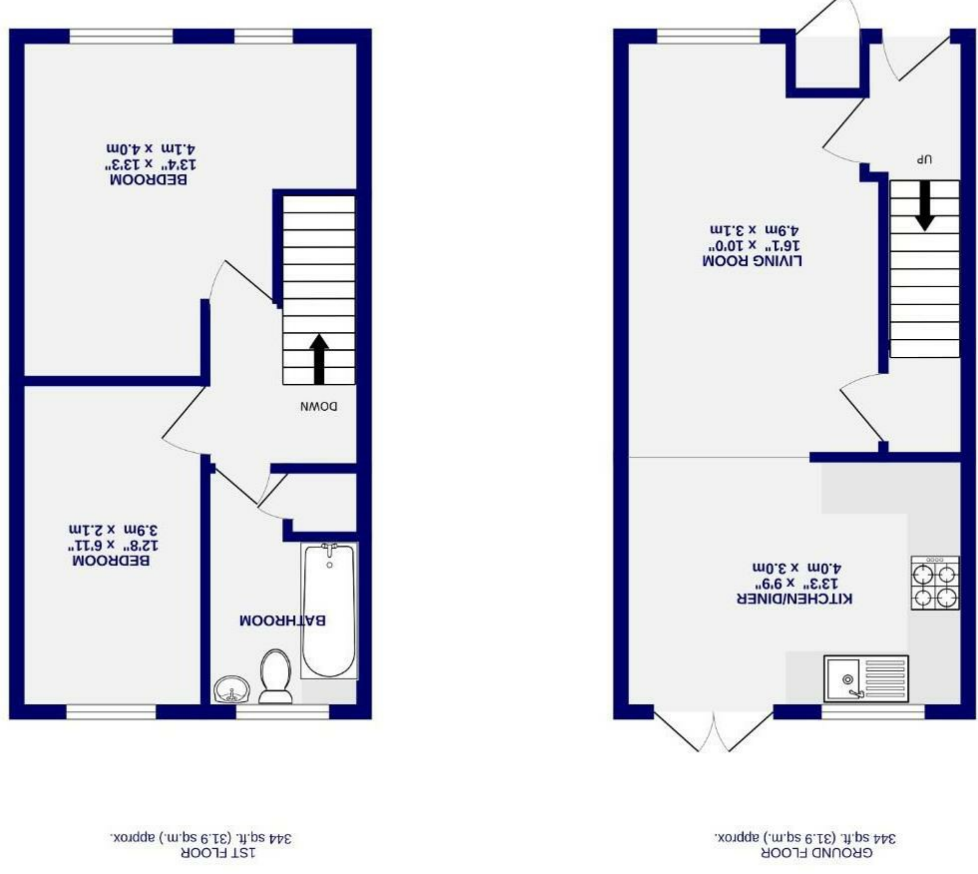


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

# Huntington Road , York YO31 9YQ

Freehold  
Council Tax Band - B

- Beautiful Modern Mid Terrace
- Two Well Proportioned Bedrooms
- Recently Redecorated Throughout
- Open Plan Living Space
- New Carpets Fitted Throughout
- Popular Huntington Location
- Private Rear Garden With Leafy Rear Outlook
- Ready To Move Into Home
- Allocated Parking Space
- EPC D



TOTAL FLOOR AREA: 687 sq. ft. (63.8 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas are not guaranteed. It is recommended that you obtain a professional valuation of the property and any other areas and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any measurements are to the internal dimensions and are not guaranteed. Measurements shown have not been checked and no guarantee is given as to their accuracy. Made with Mapbox 02/25



# Huntington Road , York YO31 9YQ

£230,000



A beautifully presented two-bedroom modern mid-terrace home, benefitting from an enclosed rear garden and allocated parking. Located in the ever-popular area of Huntington, renowned for its strong sense of community and excellent local amenities, including the York Stadium Leisure Complex and Monks Cross Shopping Centre. The property is situated approximately 1.5 miles from York city centre and offers convenient access to the A64 for those commuting further afield.

Having been recently redecorated throughout and fitted with new carpets, this turn-key home is ready for a new owner to move straight in and enjoy. A welcoming entrance hall leads through to the bright and airy open-plan living space, which flows seamlessly into the kitchen dining area. Bathed in natural light from the front-facing window and French doors opening onto the rear garden, this sociable space is ideal for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units, complemented by ample worktop space for food preparation.

To the first floor are two well-proportioned bedrooms. The principal bedroom is positioned to the front of the property, whilst the second bedroom enjoys pleasant views over the leafy backdrop to the rear. The accommodation is completed by a sleek house bathroom, finished in neutral tones and fitted with a three-piece suite with shower over the bath.

Externally, the property benefits from an allocated parking space. To the rear is a private enclosed garden, enjoying a green and leafy outlook which enhances the sense of privacy and tranquillity.

Sure to appeal to first-time buyers, professionals and investors alike, this superb home offers an excellent opportunity to purchase a property that is ready to move into and make your own. Early viewing is highly recommended.

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*

