

Brecks Court, Huntington, York

£675,000

Stephensons
estate agents & chartered surveyors

Brecks Court, York YO32 9AH

Est. 1871

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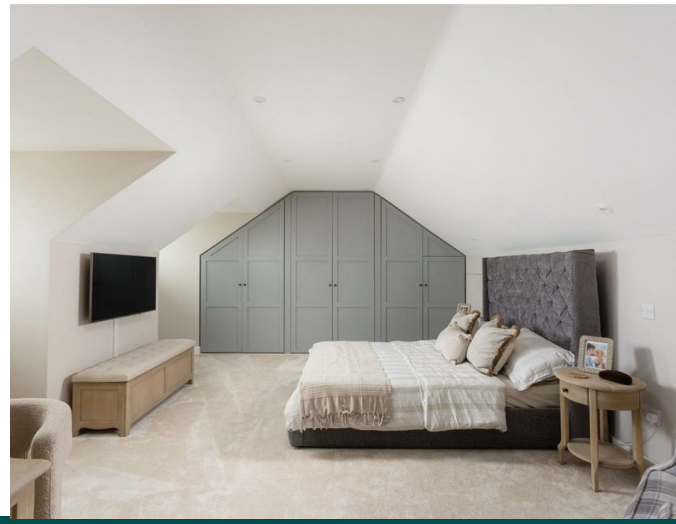
An exceptional eco friendly four-bedroom detached family home, forming part of the exclusive London Ebor development in the highly sought-after village of Huntington. Beautifully presented throughout and thoughtfully enhanced by the current owners, this contemporary home combines elegant interiors with versatile living space, ideal for modern family life.

Offering an A graded energy assessment and designed with both modern family living and practicality firmly in mind, this exceptional detached residence offers an outstanding balance of stylish contemporary interiors and versatile accommodation, all finished to an impressive standard throughout. Occupying a prime position within the highly regarded London Ebor development, the property has been lovingly enhanced by the current owners to create a home of both character and functionality, ideally suited to today's lifestyle requirements.

At the heart of the home lies a magnificent open-plan breakfast kitchen and dining space, thoughtfully designed to provide the perfect social hub for everyday family life as well as larger gatherings and entertaining. Beautifully appointed with sleek matte dark grey Vista cabinetry by Moore's, complemented by elegant Glacier White worktops and a range of high-quality integrated appliances, the kitchen effortlessly combines style with practicality. A large central island provides additional preparation and seating space, while aluminium bi-folding doors open directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living and flooding the space with







Tenure: Freehold
Broadband Coverage: Up to 10000* Mbps download speed
EPC Rating: A - 94
Council Tax: F - City of York
Current Planning Permission: No current planning permissions.

Imagery Disclaimer:
Please note that some photographs may have been digitally enhanced using CGI and AI-generated furniture to assist with visualisation. These images are for marketing purposes only and may not reflect the property's exact appearance, contents, or condition at the time of viewing.

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











natural light.

Complementing the open-plan living space is a generous and welcoming sitting room, centred around a feature wood-burning stove which creates a warm and inviting focal point, ideal for cosy evenings and relaxed family living. A separate utility room offers excellent additional storage and laundry facilities, while a contemporary cloakroom/WC completes the ground floor accommodation.

One of the standout features of the property is the thoughtful conversion of the rear section of the double garage, expertly transformed to create a superb home office environment. Perfectly suited for remote working or running a business from home, this flexible space provides valuable separation from the main living accommodation whilst still retaining ample garage storage and parking to the front section.

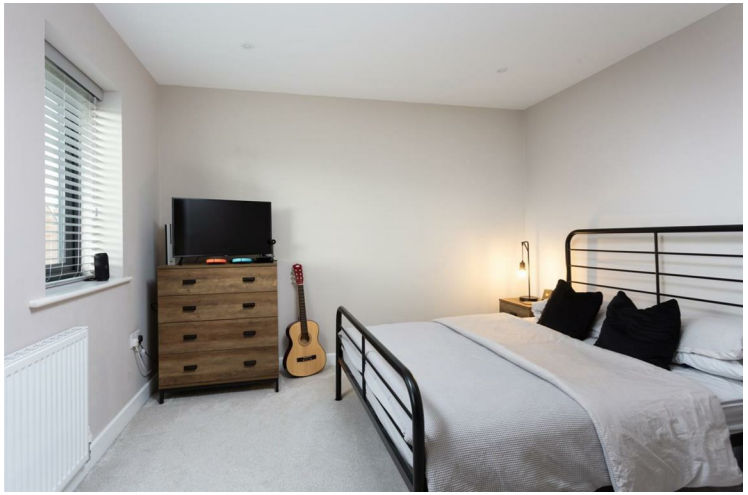
To the first floor, the property continues to impress with four beautifully proportioned bedrooms arranged around a central landing. The luxurious principal bedroom suite offers a peaceful retreat, complete with its own stylish en-suite shower room and generous proportions. The remaining bedrooms are all of excellent size, providing flexibility for growing families, guest accommodation or additional workspace if required, all served by a well-appointed contemporary family bathroom fitted with quality Roca sanitary ware and chrome fittings.

Externally, the property enjoys a beautifully landscaped and enclosed rear garden, designed with entertaining and relaxation in mind. A paved patio seating area provides the ideal setting for al fresco dining, whilst timber fencing creates a private and secure environment for families and pets alike. Adding further appeal is the impressive timber garden room/bar, an outstanding addition that creates the ultimate entertaining space, perfectly suited for hosting family gatherings, summer evenings with friends or simply unwinding at the end of the day.











Constructed to an attractive contemporary design with traditional external styling, this superb family home further benefits from gas central heating, UPVC double glazing, composite front security door, LED downlighting, solar panels and high-quality floor coverings throughout, all combining to create an efficient, stylish and exceptionally well-presented home in one of York's most desirable residential locations.

Huntington is one of York's most sought-after residential villages, ideally positioned just a short distance to the north of the city centre. Renowned for its excellent local amenities, highly regarded schools and strong sense of community, the area remains particularly popular with families and professionals alike. Residents enjoy easy access to a range of independent shops, supermarkets, cafés and leisure facilities, together with scenic walks and green spaces nearby. Huntington also offers excellent transport links into York city centre, the outer ring road and wider motorway network, making it perfectly placed for both commuting and convenient everyday living.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.





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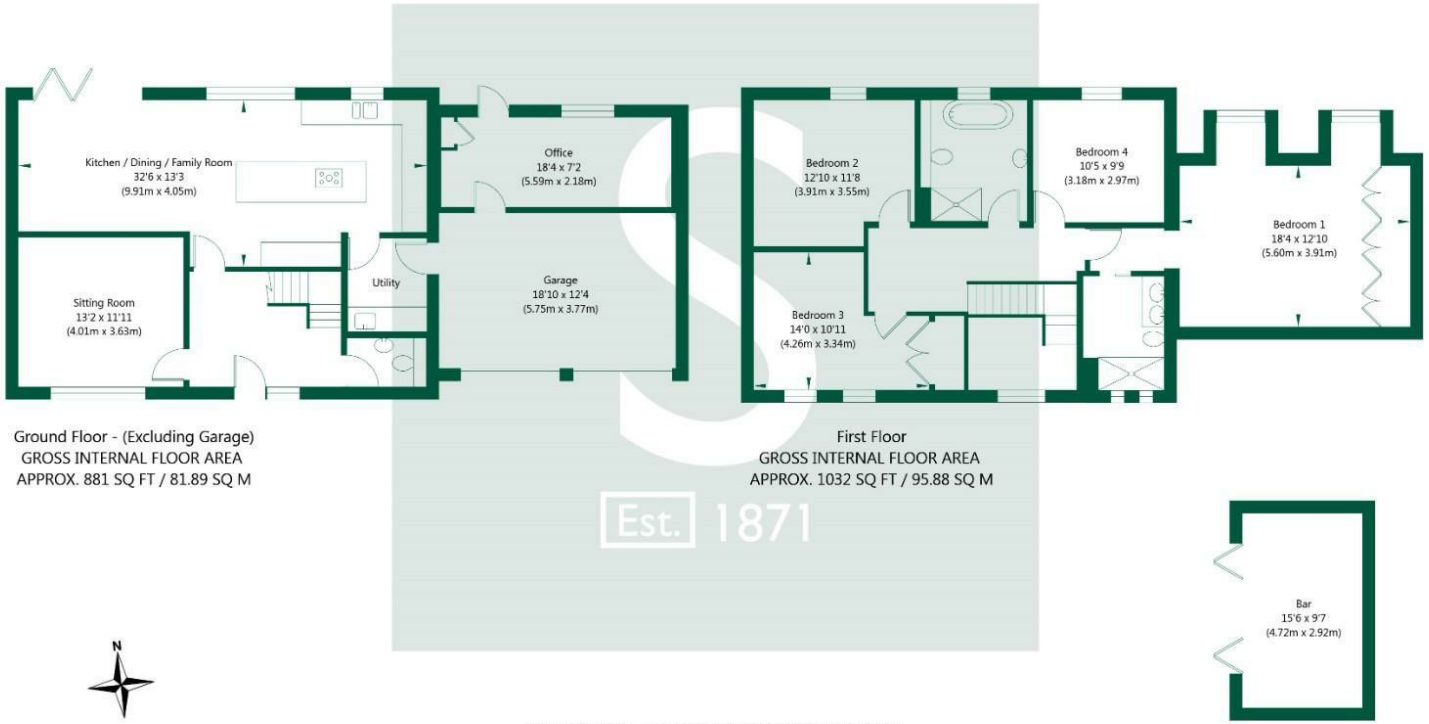
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Brecks Court, Huntington, York, YO32 9AH



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 881 SQ FT / 81.89 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1032 SQ FT / 95.88 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1913 SQ FT / 177.77 SQ M - (Excluding Bar)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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