



**HUNTINGTON ROAD, YORK**  
£850,000

**Carter Jonas**

# HUNTINGTON ROAD, YORK, YO31 9BP

An impressive period residence, offering generous accommodation and a stunning garden that extends to the River Foss. Upon entering the house, you'll find two spacious reception rooms, each with fireplaces and bay windows that allow plenty of natural light. The modern kitchen at the rear is equipped with base and wall units and ample space for dining. Then, there is a third reception room on the ground floor that connects to a handy bathroom.

The first floor offers four good sized bedrooms, as well a fifth bedroom/office/cot room, all serviced by family bathroom. The second floor then offers three additional bedrooms and various storage options.

Outside, the property boasts a paved driveway at the front for multiple vehicles, extending to the rear with additional parking, a carport, and a double garage. The lawned garden, with mature shrubs and trees, leads to the river Foss. At the garden's end, there is a brick-built outbuilding, currently used as a garage but suitable for other uses like a home office or summer house.

With over 2600 sq.ft, this property provides flexibility and a peaceful atmosphere, feeling like a countryside retreat while being around a mile from York's city walls. Viewing is recommended to appreciate this home's full potential.

Material information;

Heating - gas central heating  
Electric - mains  
Water & Sewage - Yorkshire Water  
Construction - brick built  
Parking - ample off street  
Tenure - freehold

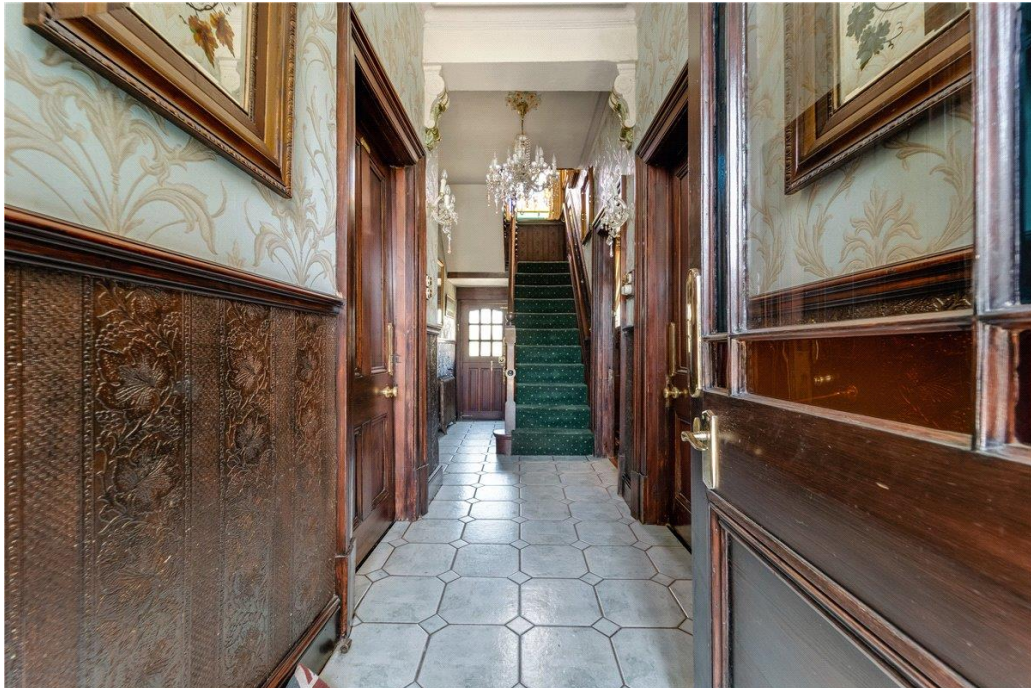
**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** E

**AN IMPRESSIVE PERIOD HOME FEATURING A BEAUTIFUL GARDEN LEADING TO THE RIVER FOSS, SPACIOUS LIVING AREAS, AND AMPLE PARKING, ALL AROUND A MILE OF YORK'S CITY WALLS.**





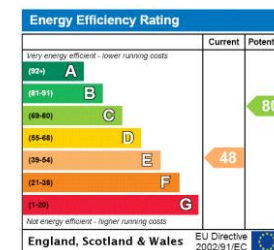




**Approx. Gross Internal Floor Area 2672 sq. ft / 248.30 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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Classification L2 - Business Data