

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

559 Huntington Road

York, YO32 9PY

Guide Price £475,000

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NO ONWARD CHAIN!
A substantial period semi detached property on a large plot stretching down to the River Foss with exceptional countryside views towards Huntington old village.
This is a rare opportunity to purchase an Edwardian house on a wide and long plot with off street parking, attached garage with the potential to enhance and expand further.
We as agents feel this blend of character, practicality and potential is rarely available and therefore regard this as an exciting prospect for a range of buyers.
Internally, the well maintained living accommodation comprises: entrance vestibule, entrance hallway, lounge with bay window, dining room, 15 feet kitchen, three piece bathroom, rear porch, galleried landing, three first floor bedrooms (two doubles, one single) and first floor WC.
To the outside is a front lawned garden with driveway providing ample off-street parking and the potential for electric car charging. It leads to a good size attached garage/workshop and there is a gate to an approximately 200 feet rear garden with lawn, sitting areas, mature fruit trees, garden store and summer house as well as a path leading down to the River Foss.
An accompanied viewing of this one-off home is strongly recommended.







Entrance Vestibule
Entrance door, carpeted floors, glazed door to entrance hallway

Entrance Hallway
Single panelled radiator, carpets, stairs to first floor,

Lounge
13'10 x 10'6 (4.22m x 3.20m)
Sliding sash bay window to front, single panelled radiator, carpets, power points, coving, ceiling rose



Dining Room
12' x 10'6 (3.66m x 3.20m)
Sliding sash window to rear, double panelled radiator, carpets, power points, coving,



Kitchen
15'5 x 8'6 (4.70m x 2.59m)
Door to side, window to side, fitted wall and base units with counter top, one and a half stainless steel sink and draining board with mixer tap, space and plumbing for appliances, vinyl flooring, power points

Rear Hall
Window to side, vinyl flooring, door to









Bathroom
Opaque window to side, panelled bath with mains shower over, low level W.C., wash hand basin, towel radiator, tiled floors, vinyl flooring

First Floor Landing
Carpeted floors, single panelled radiator, spindle balustrade

Bedroom 1
13'11 x 12' (4.24m x 3.66m)
Two sliding sash windows to the front, storage cupboard, single panelled radiator, carpets, power points

Bedroom 2
12' x 8'2 (3.66m x 2.49m)
Sliding sash window to rear, single panelled radiator, carpets, power points

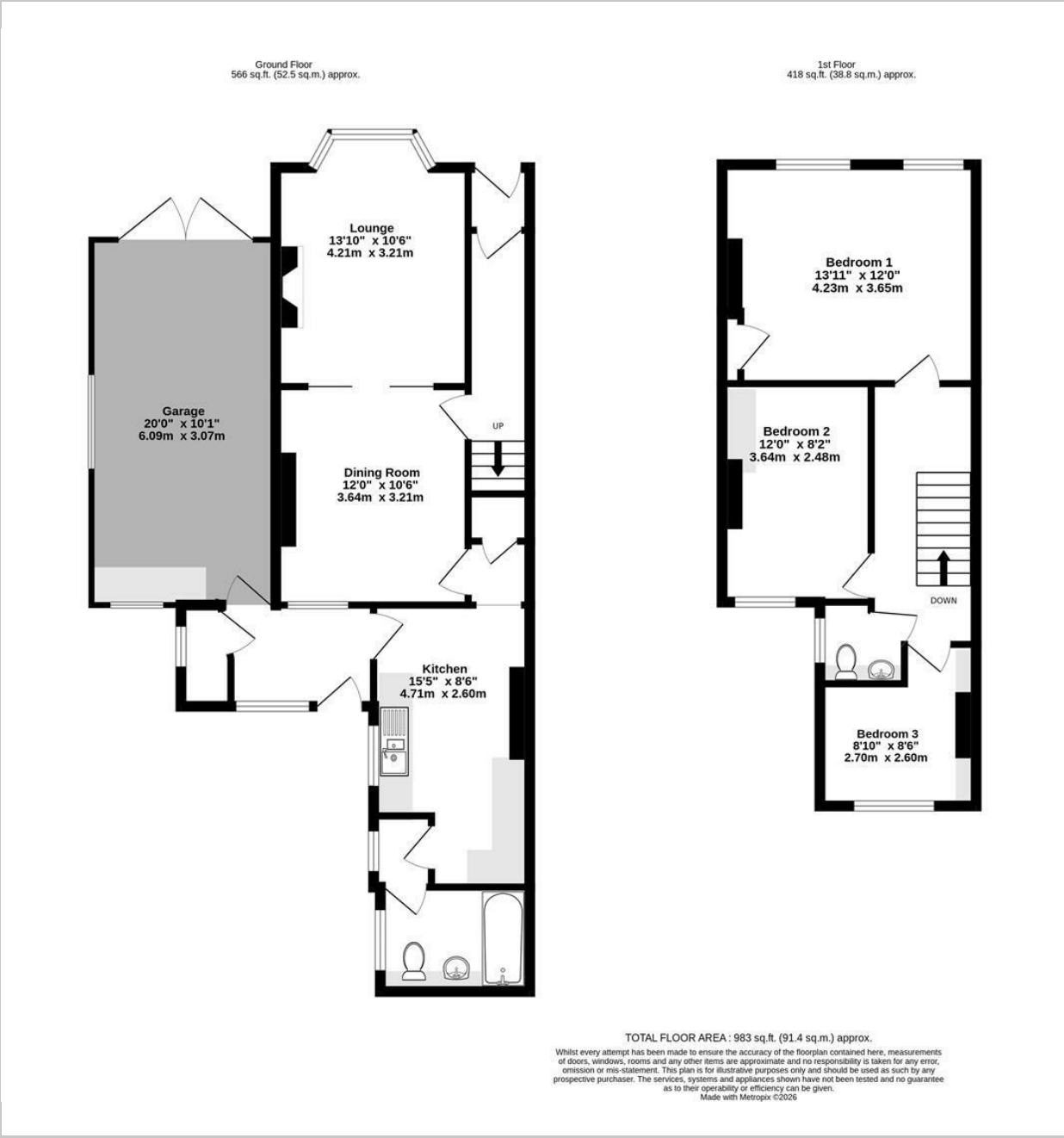
W.C.
Opaque window to side, carpets, low level W.C., wash hand basin

Bedroom 3
8'10 x 8'6 (2.69m x 2.59m)
Window to rear, storage cupboard, carpets, power points, single panelled radiator

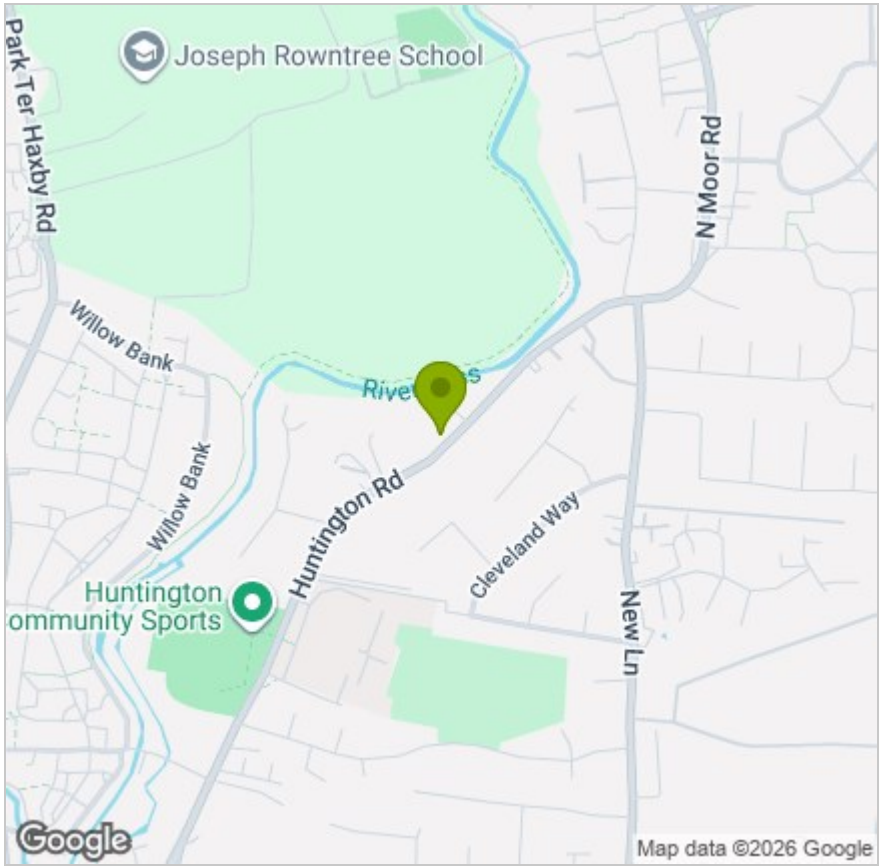
Outside
Front driveway, lawn with hedge boundary, gate to side, 200 feet (approximately), lawned garden with raised patio area, summerhouse, garden store, fruit trees, fence and hedge boundary, outside tap
Garage double doors to front, windows to side and rear as well as door to rear porch, power and lighting

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

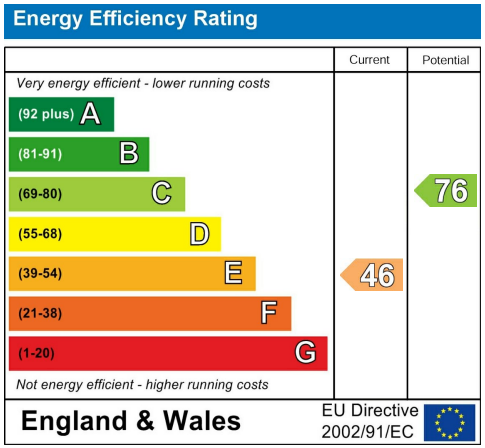
FLOOR PLAN



LOCATION



EPC



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