



Huntington Road, York, North Yorkshire YO31





Huntington Road, York, **North Yorkshire**

An impressive Grade II listed detached property set in a desirable location within close proximity to York city centre.

Summary of accommodation

Ground Floor

Reception room | Kitchen | Dining room | Family room | Boiler room | Study
| Two WCs

First Floor

Principal bedroom | Balcony | Five further bedrooms | Shower room | WC

The Property

Watermeadows is a spacious Grade II listed house from 1922 with many period features. The property was used as a luxury beauty and hair salon until recently and could be used as a comfortable family home, subject to the necessary consent.

The property retains many period features, and whilst some updating is required, this well-proportioned property has original oak panelling to most rooms and an oak-panelled staircase. A large open-plan living space enjoys views over and access to the gardens. The kitchen is to the rear, and there is a study to the front of the property. The dining room and cloakroom complete the ground floor. On the first floor is a spacious landing, and there are six bedrooms; the principal bedroom has French doors leading to a balcony.

The property is set back from the road and path with a large front garden area with double gates and a large hardstanding/parking area for several vehicles. To the rear is an enclosed garden with a timber decked area, mature trees and planting.

EPC Exempt | Council Tax TBC | Tenure Freehold

Guide Price £699,950



Yorkshire
Blake House
18 Blake Street
York
YO1 8QG

Melissa Lines
01904 948451
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Location

The popular village of Huntington is well-equipped and benefits from several facilities, including a post office, pharmacy, doctors' surgery and pubs. A local community/parish hall provides a good range of community groups. The Vanguard Centre and Monks Cross Shopping Park are close to the property and offer excellent shopping and leisure facilities.

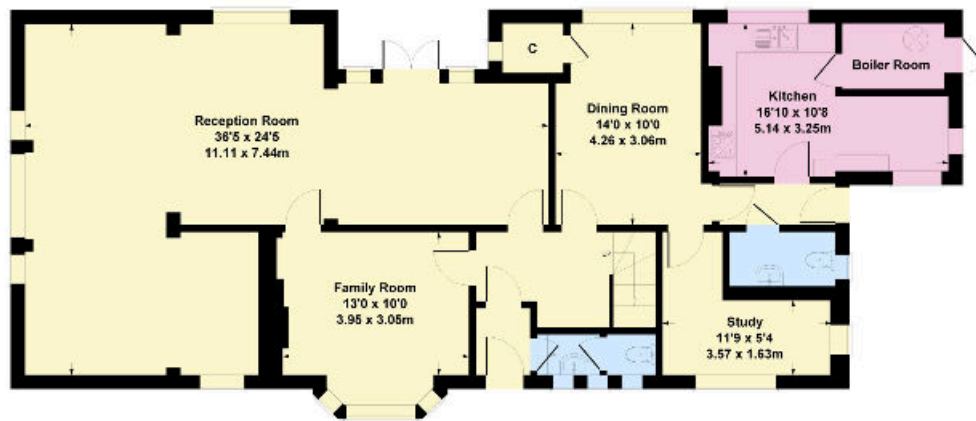
The nearby Huntington Secondary School is highly regarded (Ofsted Outstanding 2017), and Joseph Rowntree in New Earswick (rated Good Ofsted 2017)

For the commuter, the property is located within easy reach of the A19, and York's mainline train station offers a regular service to London Kings Cross and Edinburgh along the East Coast mainline. York City offers more tourist attractions per square mile than any other city, including The Railway Museum, York Dungeons, York Minster, and many others. There is an excellent range of national and independent retailers, restaurants, and bars.





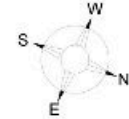




GROUND FLOOR



FIRST FLOOR



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

367 Huntington Road, York



APPROXIMATE GROSS INTERNAL AREA
2756 sq ft - 256 sq m



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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Your partners in property



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