



YOUR MOVE
ANSCOMBS

North Moor, Huntington, York YO32 9RX

Guide Price £400,000

ACCOMMODATION

A spacious four double bedroom semi-detached house, featuring a large south-facing rear garden, extensive off-street parking and a detached triple garage, situated in a popular part of Huntington. Offering generous and flexible accommodation arranged over three floors, the property provides excellent potential for further improvement and is offered with the convenience of no forward chain.

The attractive double-fronted design opens into an entrance vestibule, with windows to either side, leading through to the central hallway. From here, doors open into the lounge on the left and the dining room on the right.

The lounge is a well-proportioned dual-aspect reception room with a window to the front and French doors opening directly onto the rear garden. A fireplace with a wooden mantel and inset log-burning stove provides an attractive focal point.

Across the hallway, the dining room has a window to the front and flows through into the impressive kitchen, creating a particularly generous family and entertaining space. The kitchen features a vaulted ceiling with two Velux rooflights, a side window and sliding patio doors opening onto the rear garden, providing plenty of natural light.

The kitchen is fitted with a range of wall and base units with wood-effect laminate worktops, together with a matching central island incorporating a breakfast bar and a breakfast table. Integrated appliances include a five-ring gas hob with overhead extractor, double oven/grill, microwave, fridge/freezer and dishwasher, with additional space for a washing machine. Further features include a tiled floor, designer radiators and recessed ceiling downlights. A cloakroom/WC is conveniently accessed from the dining room.

On the first floor are three double bedrooms and a bathroom/WC fitted with a bath and shower over.

A further staircase leads to the second floor, where the roof space has been converted to provide a fourth double bedroom, featuring two Velux windows.

The property benefits from gas central heating, double glazing and an Energy Performance Certificate (EPC) rating of D.

Outside, the house is set back behind a gravelled front garden, with a block-paved driveway providing off-street parking for several vehicles. A particular highlight is the large south-facing rear garden, which is predominantly laid to lawn with a block-paved patio, raised beds and mature hedging providing an attractive backdrop.

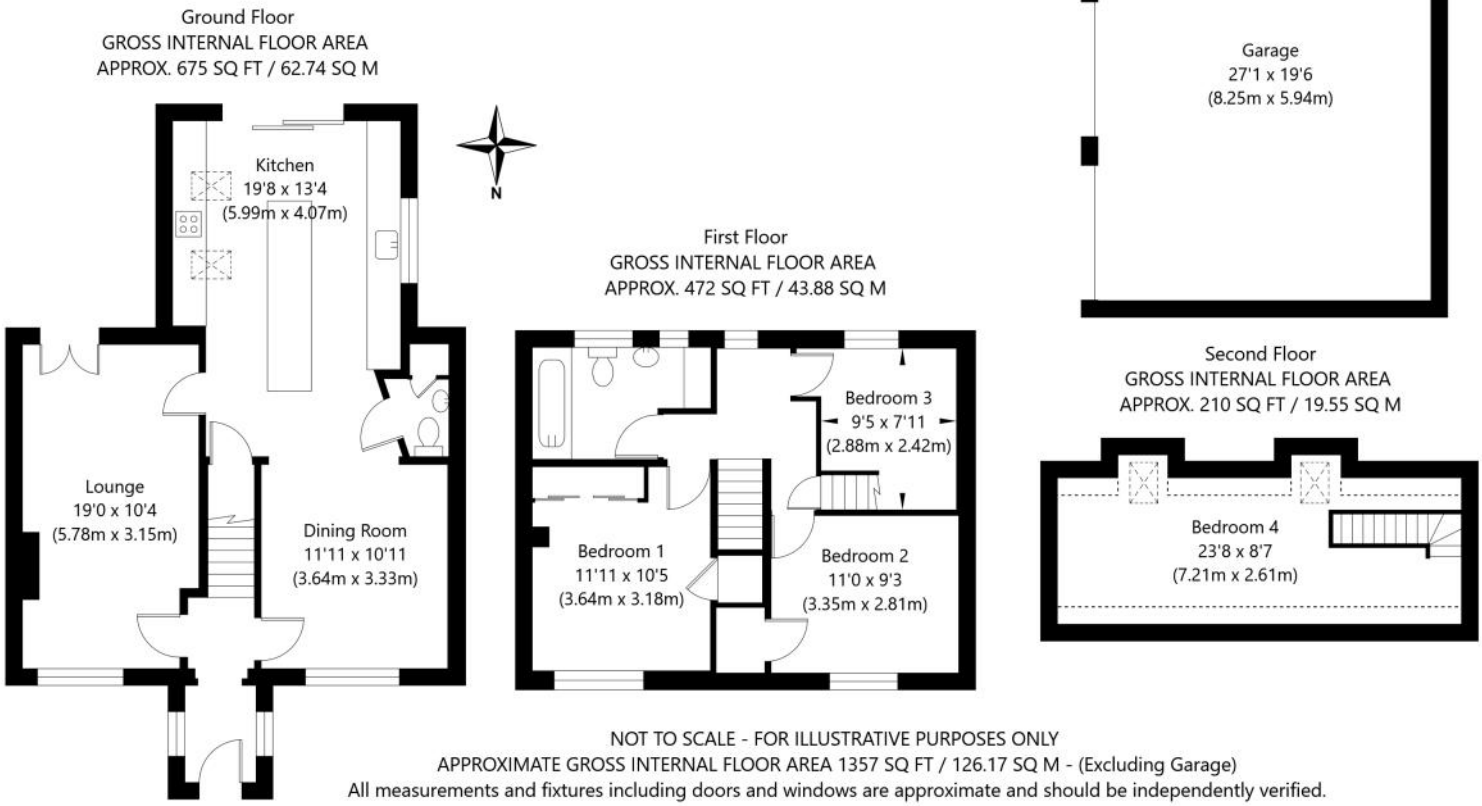
At the far end of the garden is a substantial detached brick-built triple garage, providing excellent parking, storage or workshop space.

The property is conveniently situated approximately three miles north of York's historic city walls, around a mile from the Monks Cross and Vangarde retail and leisure parks, and approximately half a mile from the outer ring road (A1237). It also lies within the catchment area for the highly regarded Huntington School, making the location particularly appealing to families.

COUNCIL TAX Band B - 2026/2027 Approx £1,765.

What3Words ///

///when.heap.larger



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1357 SQ FT / 126.17 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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31-32 Colliergate, York, YO1 8BN

01904 621532

york@your-move.co.uk

Mon – Fri 9am – 5pm
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