



YOUR MOVE
ANSCOMBS

Huntington Road, York YO32 9QA

Guide Price £450,000

ACCOMMODATION

Offering tremendous potential in a superb setting, this detached property occupies a generous and mature plot on the highly regarded Huntington Road. The house would benefit from a scheme of refurbishment and modernisation, providing an excellent opportunity for a purchaser to enhance, remodel and create a home to their own taste. The property is also offered with the benefit of no forward chain.

Set well back towards the rear of the plot, the house has been positioned to make the most of its westerly aspect, enjoying a pleasant outlook across the established and mature gardens.

The accommodation begins with an entrance hallway leading to a front-facing lounge, featuring an open fireplace and attractive bay window. Across the hallway is bedroom two, also with a bay window and views over the garden.

The kitchen is fitted with a range of units and provides space for a range cooker, fridge and dishwasher, while an adjoining pantry offers useful additional storage and plumbing for a washing machine. Beyond the kitchen are the dining room, bathroom and separate WC. The dual aspect dining room has a staircase to the first floor where there are two further bedrooms.

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

A particular feature of the property is the size and maturity of the gardens, which extend predominantly to the front and side. Generous areas of lawn are complemented by a vegetable garden and an abundance of mature, colourful planting, creating an attractive and established setting.



A long driveway sweeps through the plot and leads to a detached garage and workshop, providing excellent parking, storage and practical space.

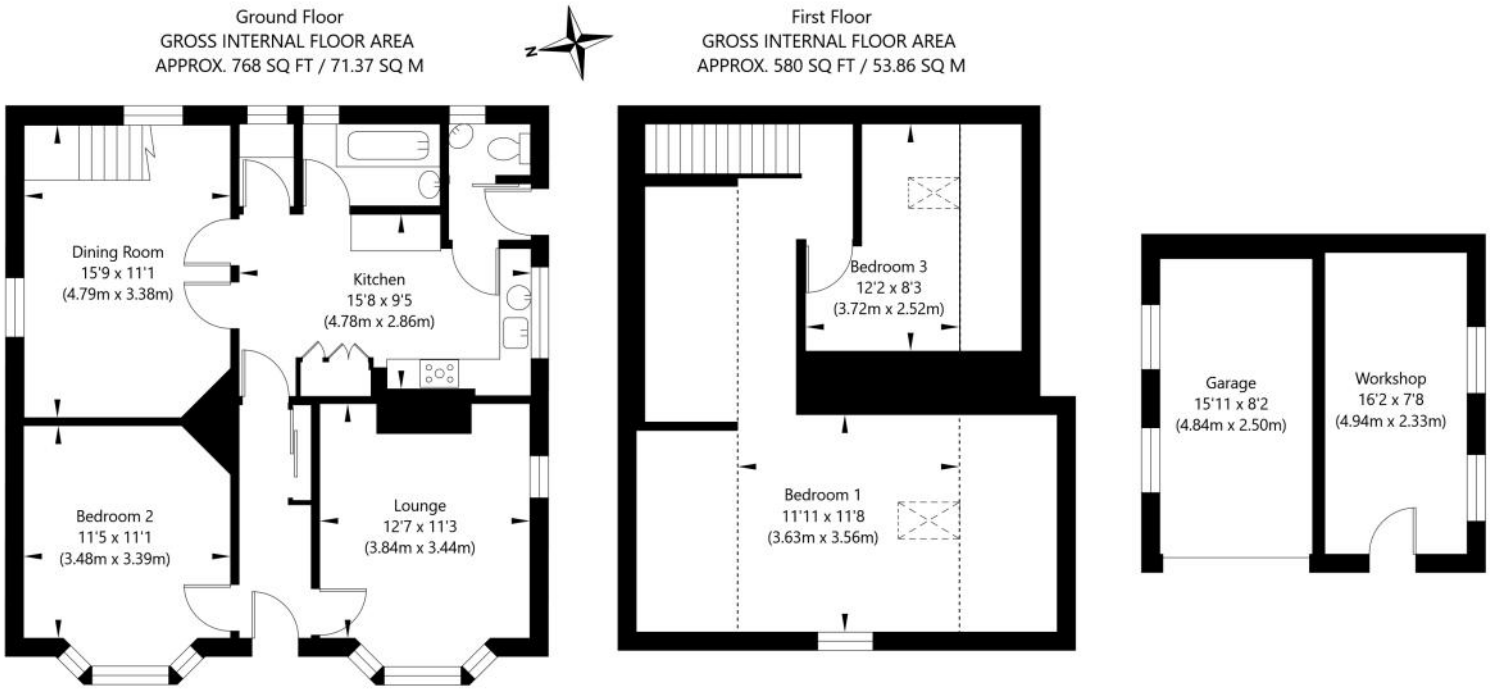
For those seeking a property with character, space and the opportunity to add value, this is an exciting prospect in a sought-after location, with the generous plot offering particular appeal.

COUNCIL TAX

Band D - 2026/2027 Approx £2,270.

What3Words

///sung.star.mini



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1348 SQ FT / 125.23 SQ M - (Excluding Garage and Workshop)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

YOUR MOVE ANSCOMBS

31-32 Colliergate, York, YO1 8BN

01904 621532

york@your-move.co.uk

Mon – Fri 9am – 5pm
Saturday 9am – 4pm

YOUR MOVE
ANSCOMBS

www.your-move.co.uk/york















YOUR MOVE
ANSCOMBS

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Calls may be recorded/monitored for quality control and training purposes.