



Huntington Road, York, YO31 8RE
Guide price £425,000

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 **PRIME**
RESIDENTIAL



ACCOMMODATION

- Elegant Period townhouse with pretty open views to front
- Well-proportioned, versatile living accommodation
- Elegant, open plan living/dining room with bi-fold doors principal rooms
- Traditional free-standing kitchen
- Garden room
- 2 double bedrooms
- Family bathroom with freestanding bath
- Converted attic room, currently utilised as home office/study
- Delightful, private courtyard garden with feature living wall
- Within walking distance of Monkbar and York city centre



50 Huntington Road, York, YO31 8RE
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 1295 SQ FT / 120.26 SQ M - (Excluding Store)



VIEWING

To arrange a viewing on this property or if you require further information please contact our PRIME RESIDENTIAL Office on 01904 202820

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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