



119 HUNTINGTON ROAD YORK, YO31 8RR

£400,000
FREEHOLD

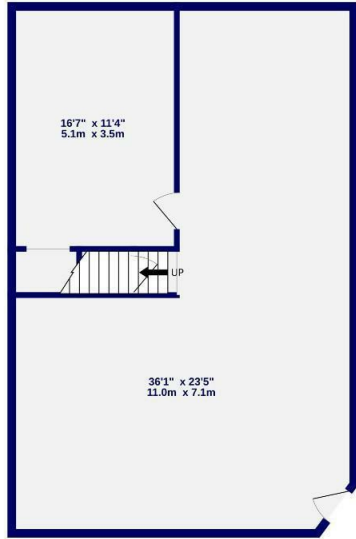
Previously operating as a local corner shop, this substantial end-terrace property offers exceptional potential, with scope to convert into two separate dwellings or apartments (subject to the necessary planning consents). Offering over 2,300 sq ft of accommodation across three floors, the property would suit a variety of purchasers including investors, developers, or those seeking a unique home with space to adapt.

The ground floor, formerly the shop floor, is now utilised as a large open-plan living and gaming area, measuring an impressive 39ft in length, with a secure door and staircase leading to the upper levels.

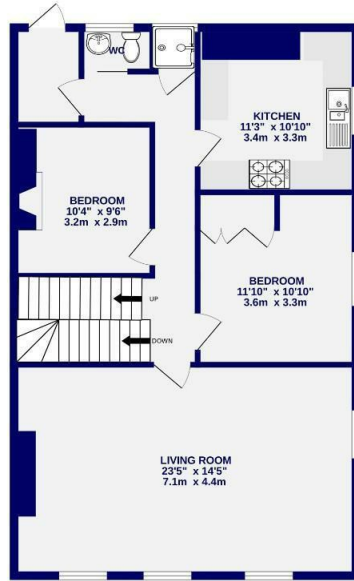
To the first floor is a spacious main living room, naturally light-filled with three windows to the front and an additional side window. A feature fireplace provides a focal point, with the space currently arranged to offer distinct living and dining zones. Two double bedrooms are found on this level, along with a separate kitchen fitted with a range of wall and base units, and a split shower room with cubicle and adjoining WC.

The second floor provides a further three bedrooms, including a generous principal bedroom with ensuite bathroom, and two additional rooms with Velux windows and central heating radiators.

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
850 sq.ft. (78.9 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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