

N A I S H
E S T A T E A G E N T S



Y O R K
E S T . 1 9 3 9



75 Heathside Huntington, York, YO32 9AA

Located to the North of York within a sought after development, is this three bedroom immaculately presented modern built home well placed for access to the city centre, various commuter links and many local amenities, excellent schools and the Monks Cross/Vanguard Shopping Park. The property has been meticulously well maintained by the current sellers, boasting a recently fitted modern kitchen and re-decoration throughout.

The internal accommodation comprises of an entrance hall, a living room and an impressive kitchen/diner. The kitchen boasts an array of modern cupboards, integrated appliances, complemented by stylish granite worktops. There are also French doors opening to the rear garden and a WC/Cloakroom. Upstairs on the first floor are three bedrooms all of generous proportions, a house bathroom and en suite to the master.

Externally, the property benefits from an enclosed, lawned garden to the rear and driveway parking. Sure to appeal to a wide range of buyers, viewing is essential.

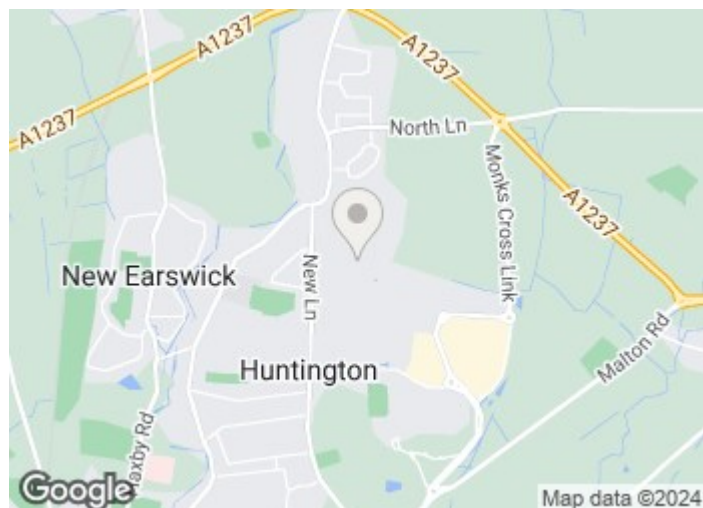
£310,000

75 Heathside

Huntington, York, YO32 9AA



- End Terraced Home
- Popular Village of Huntington
- Three Bedrooms
- Two Bathrooms
- Stylish Kitchen/Diner
- Driveway Parking

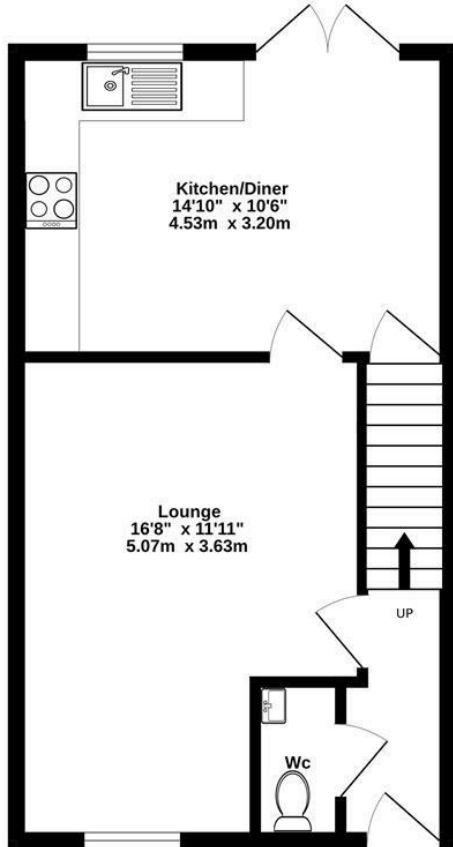


[Directions](#)

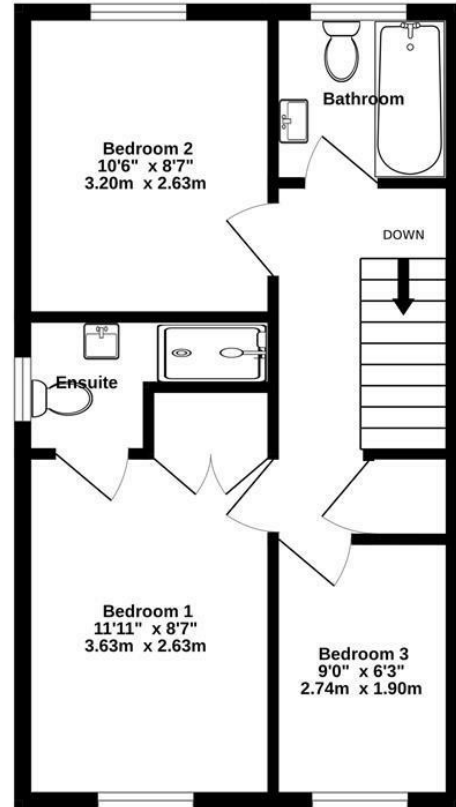


Floor Plan

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		96
	(81-91) B	83	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	