



## Keith Avenue, Huntington, York Offers Over £485,000

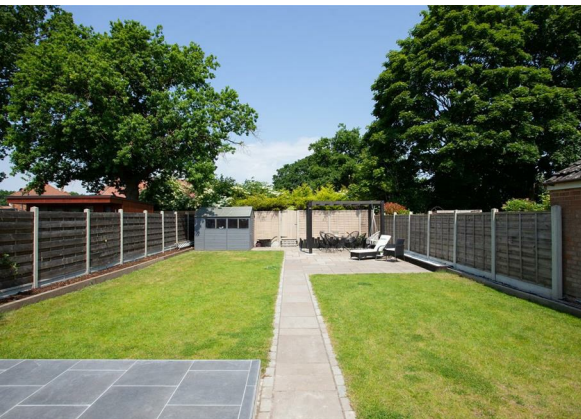
A wonderfully presented semi-detached home which has been significantly extended and upgraded throughout offering modern, flexible and open plan living accommodation with a substantial landscaped rear garden.



Upon entering the property is a superb open-plan living kitchen with sliding doors running the full width of the rear elevation allowing light to flow into the room. The breakfast kitchen area has a range of base and wall storage units with granite preparation surfaces which also feature on the central island. The kitchen has a range of Bosch integrated appliances including two ovens, 5 ring gas hob, dishwasher and microwave as well as having space for an American style fridge/freezer and a stylish Belfast sink.

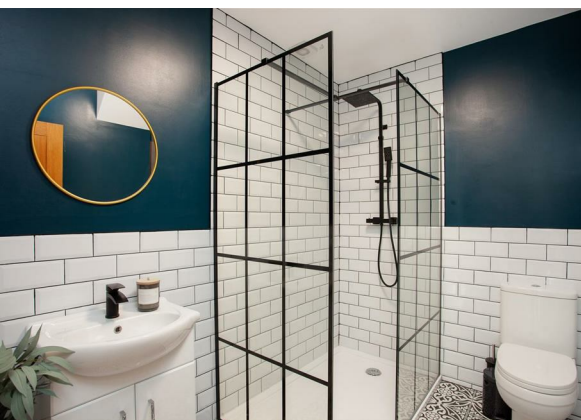


There is also a more relaxed cosy area ideal for informal entertaining with corner log burning stove and engineered wood flooring. Accessed off the kitchen area is what is currently used as a play room but could easily be used as a more formal dining area.



Towards the front of the property is a spacious sitting room with fireplace and marble hearth which has previously been used as a fourth, double bedroom. Bedroom 3 is also located on the ground floor and is a sizeable double with access to the downstairs shower room which is of a high specification with walk-in shower cubicle, WC, wash hand basin and heated towel rail.

A convenient utility room accessed off the kitchen with additional doors to the front and rear elevation completes the downstairs living accommodation.



A feature oak staircase leads up to the first floor living accommodation which has been skilfully added by the current vendors. On the first floor are two further double bedrooms and the house bathroom which has marble flooring and a contemporary suite including a raised freestanding bathtub with showerhead, his and her wash hand basins, low flush WC and heated towel rail.

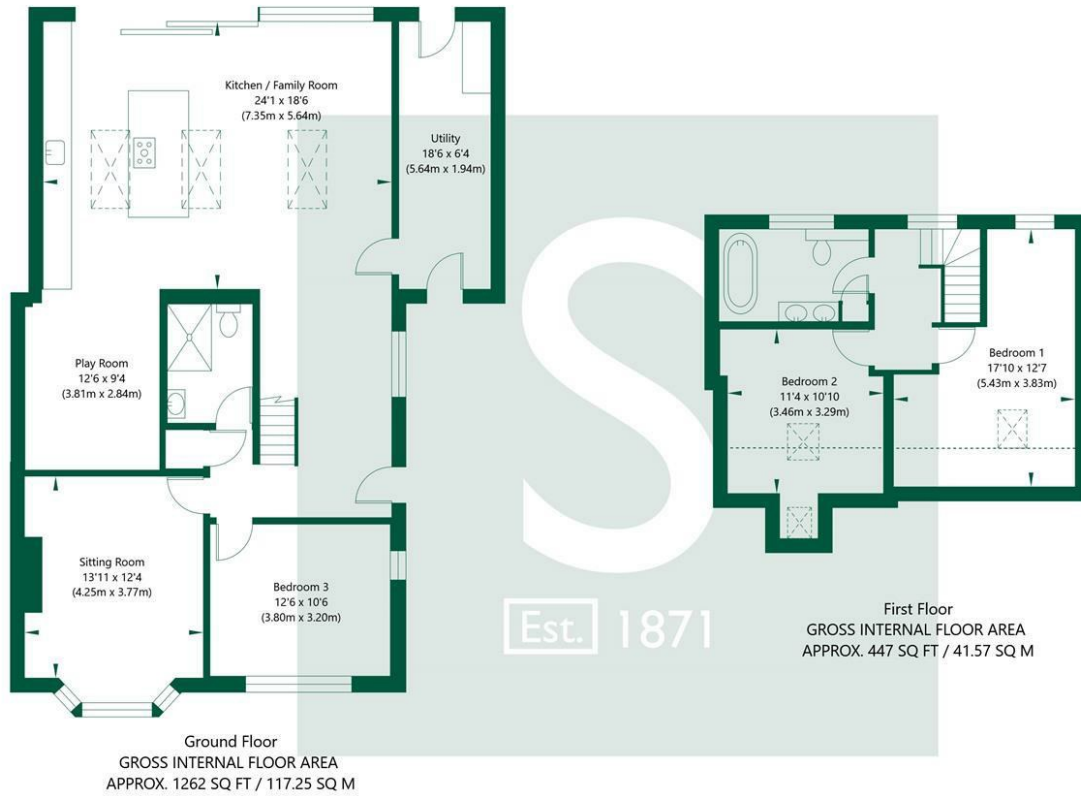
To the outside the property has both front and rear gardens with the rear garden being substantial in size with two patioed areas and a large lawned space. There is also a convenient timber shed for storage.

The property has ample off street parking to the side.

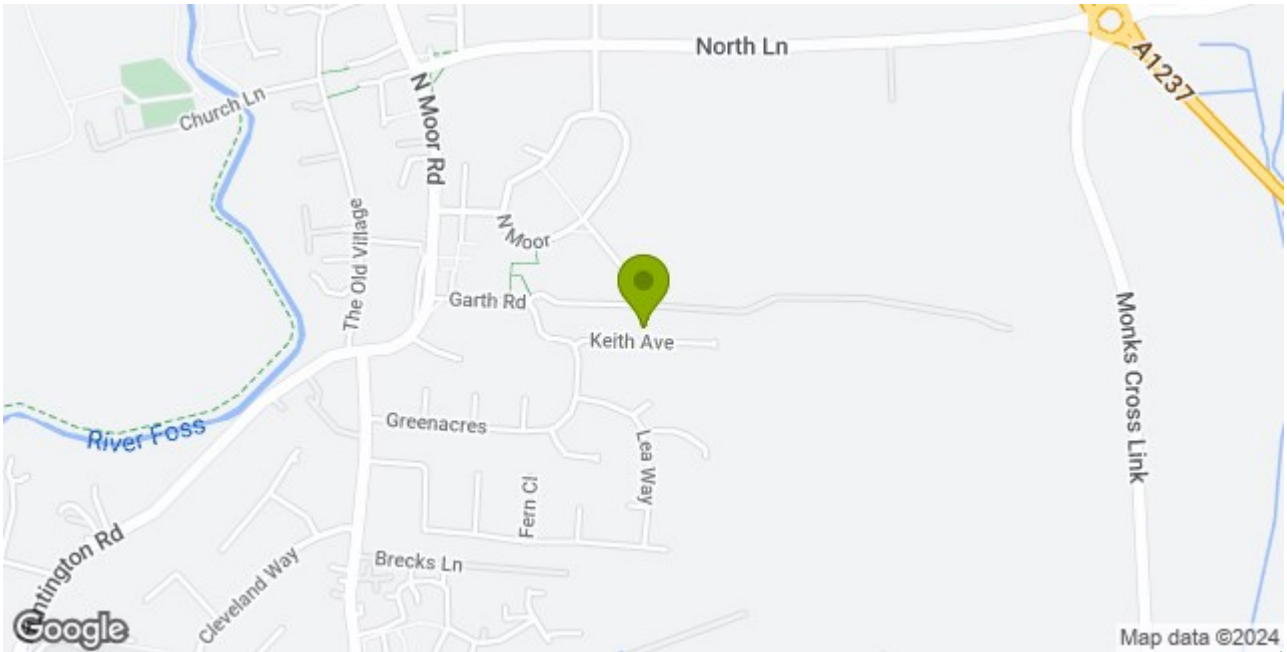
This property has been finished to the highest of standards and it is therefore as agents that we strongly recommend an internal inspection to truly appreciate what it has to offer.



Keith Avenue, Huntington, York, YO32 9QH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1709 SQ FT / 158.82 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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