



## North Moor Road, Huntington, York £695,000

**\*\*SUBSTANTIAL DETACHED PROPERTY OVER 1950 sq. ft. PLUS DOUBLE GARAGE\*\***

A deceptively spacious detached family in this highly sought after location offering substantial living accommodation stretching to over 1950 sq. ft. plus an integral double garage and summer house.



Upon entering the property is a spacious entrance hall with convenient downstairs WC.

Through the entrance hall is the generously sized family room which has a useful understairs storage cupboard. The room has French doors and plenty of natural light provided by the uPVC double glazed windows to the front elevation.



The sitting room is dual aspect in design with a further set of French doors to the rear of the room. There is a feature gas fireplace with brick inlay and timber mantle which acts as the room's focal point.

The kitchen has a combination of base and wall storage units. Laminate preparation surfaces with tiled splashbacks incorporate a 1 1/2 sink with drying area and there are a range of integrated appliances including 4 ring electric hob, oven, dishwasher and fridge.

Through the kitchen is the utility which offers additional storage space, a sink and space for a washing machine and drier. There are also useful access doors leading into the double garage and to the side elevation.



A turned staircase leads up to the open first floor landing. To the first floor are four double bedrooms, with bedrooms 1, 2 and 4 each having fitted wardrobes, and the house bathroom.

Bedroom one is a substantial double bedroom complete with a vaulted ceiling and ample storage space. The bedroom also has an ensuite shower area with WC.

The house bathroom comprises a four piece suite including large corner bathtub, shower cubicle, WC, wash hand basin and heated towel rail.



To the outside the property has a long, brick paved driveway leading up to the integral double garage which has power connected and electric doors.

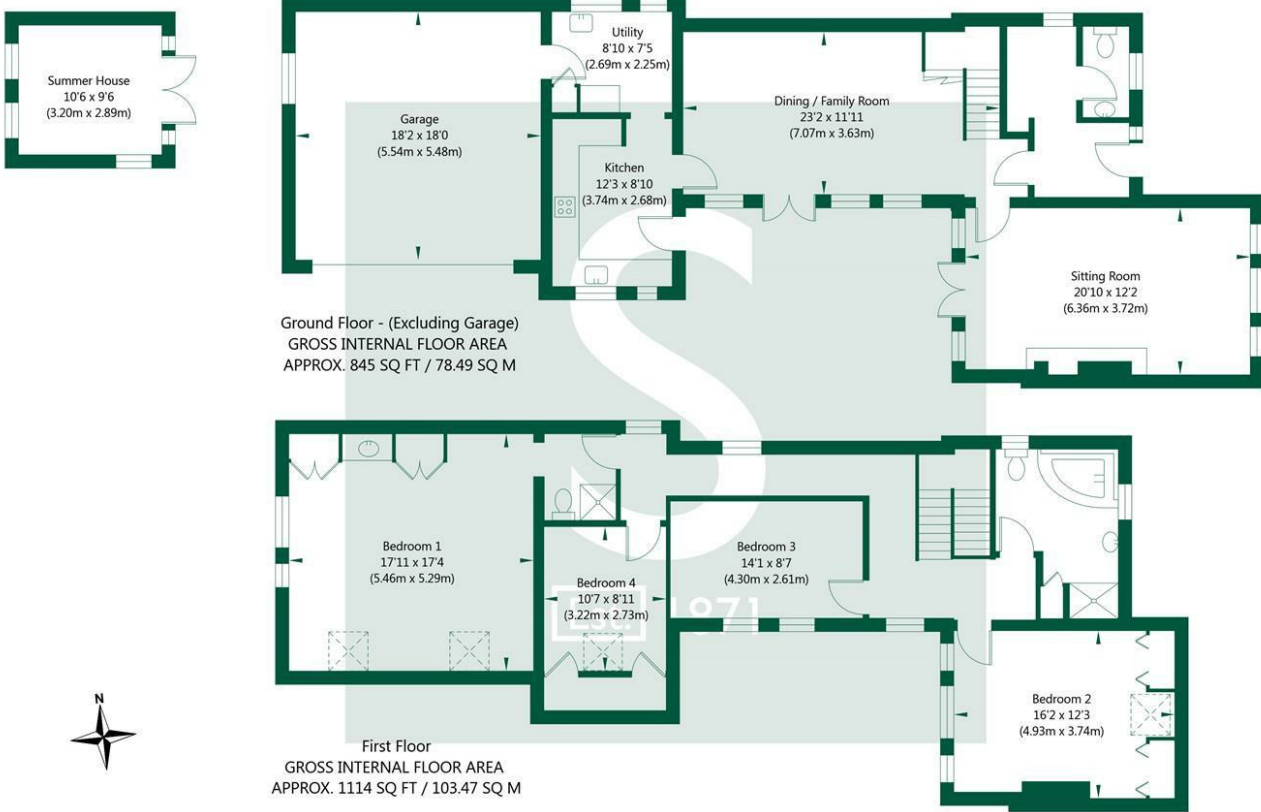
There are lawned front & rear gardens with the rear garden being west facing and have a wonderfully designed timber summer house which is fully insulated and ideal for home working with electric heating and power.



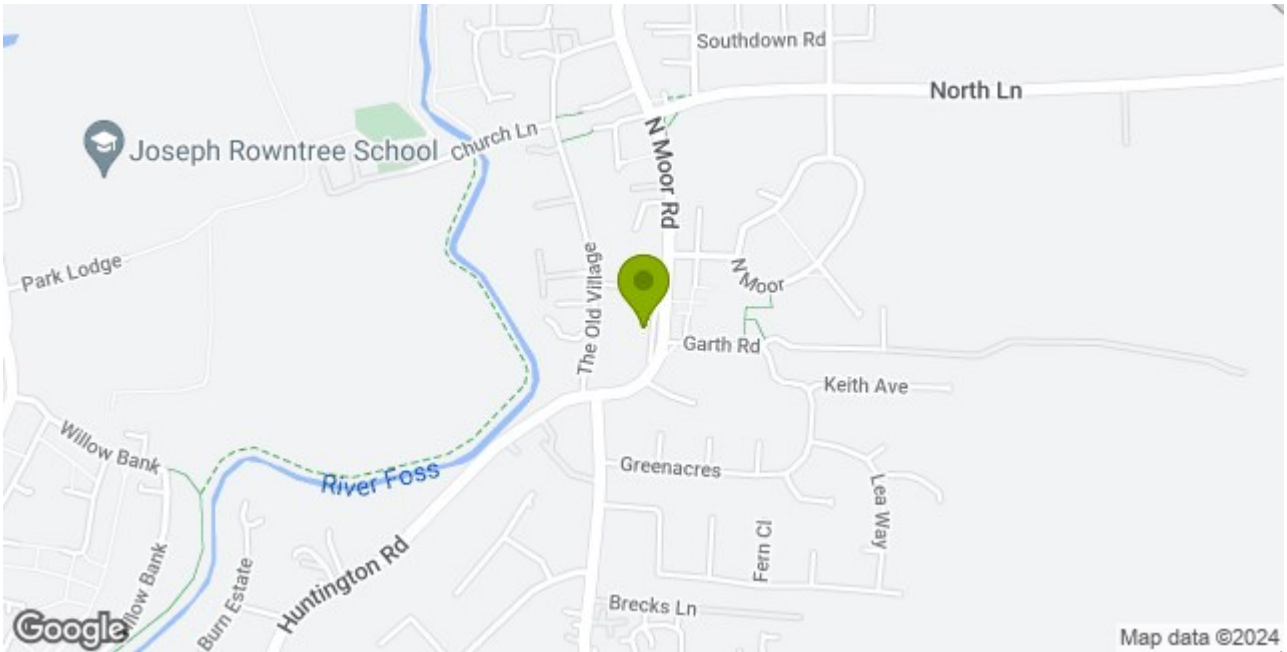
The property also comes with solar panels fitted to the roof.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

North Moor Road, Huntington, York, YO32 9QS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1959 SQ FT / 181.96 SQ M - (Excluding Summer House & Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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