



Avon Drive, Huntington, York £625,000

A wonderfully presented detached family home which has been comprehensively upgraded throughout and skilfully extended to create a high specification open plan living kitchen with bi-fold doors.



Property

Located to the north side of Huntington, the property is situated on this quiet cul-de-sac which offers great access to the outer ring road, City Centre, Vanguard/Monks Cross and Huntington's local amenities. The property also falls within the catchment area of highly regarded local schools including Huntington School which has been judged as outstanding by OFSTED.

The property has a pillared entrance porch with a uPVC door leading into the central hallway which benefits from solid oak flooring and a useful understairs storage cupboard.

The solid oak flooring continues into the dual aspect sitting room which has a bay window to the front elevation and French doors to the rear allowing light to flood the room. There is also a feature brick fireplace with tiled hearth and timber mantle.



The kitchen has been skilfully redesigned and extended by the current vendors to create a wonderful and practical open plan living space. There are a combination of base, wall and full height storage units with stylish quartz preparation surfaces and a breakfast bar area. As well as a 1 1/2 sink with drying area, the kitchen has a number of integrated appliances including NEFF electric oven, combination oven/microwave, warming drawer, full height fridge and freezer and a dishwasher. Towards the rear of the room is ample space for a formal dining table and a more relaxed seating area acting as an additional reception room with bi-fold doors leading to the rear garden and two self-closing electric Velux windows. The kitchen also comes with underfloor heating throughout.

To complete the downstairs living accommodation is a convenient WC/utility room with additional storage units which match those of the kitchen, space for a washing machine/drier, low flush WC, wash hand basin and rear access door. There is also underfloor heating and this is the room where the combi boiler is located.



A glass panelled oak staircase from the central hallway leads up to the first floor landing which has a useful storage cupboard.

The property has four well-proportioned bedrooms with bedroom one being a generous double with a modern, fully tiled ensuite shower room.

Bedroom two is again double in size and has fitted wardrobes.

The house bathroom is fully tiled with underfloor heating and comprises a three piece suite including jacuzzi bath with shower over, wash hand basin with mixer tap, low flush WC and heated towel rail.



The property comes with fitted hardwood window shutters to all windows to the front elevation.

To the outside, the property sits on a generous plot with large lawned gardens to the front and rear. The rear garden also has a stone flagged patio immediately to the rear of the property and a bark chipped area behind the garage with a two floor timber play house and swing set both of which are available by separate negotiation.

The property has a concrete driveway with iron gates offering ample off street parking and leading up to the detached brick built double garage with two 'up and over' doors and power connected.

There are also multiple external electric sockets and a water tap.

To the rear aspect the property enjoys pleasant views of the field beyond.

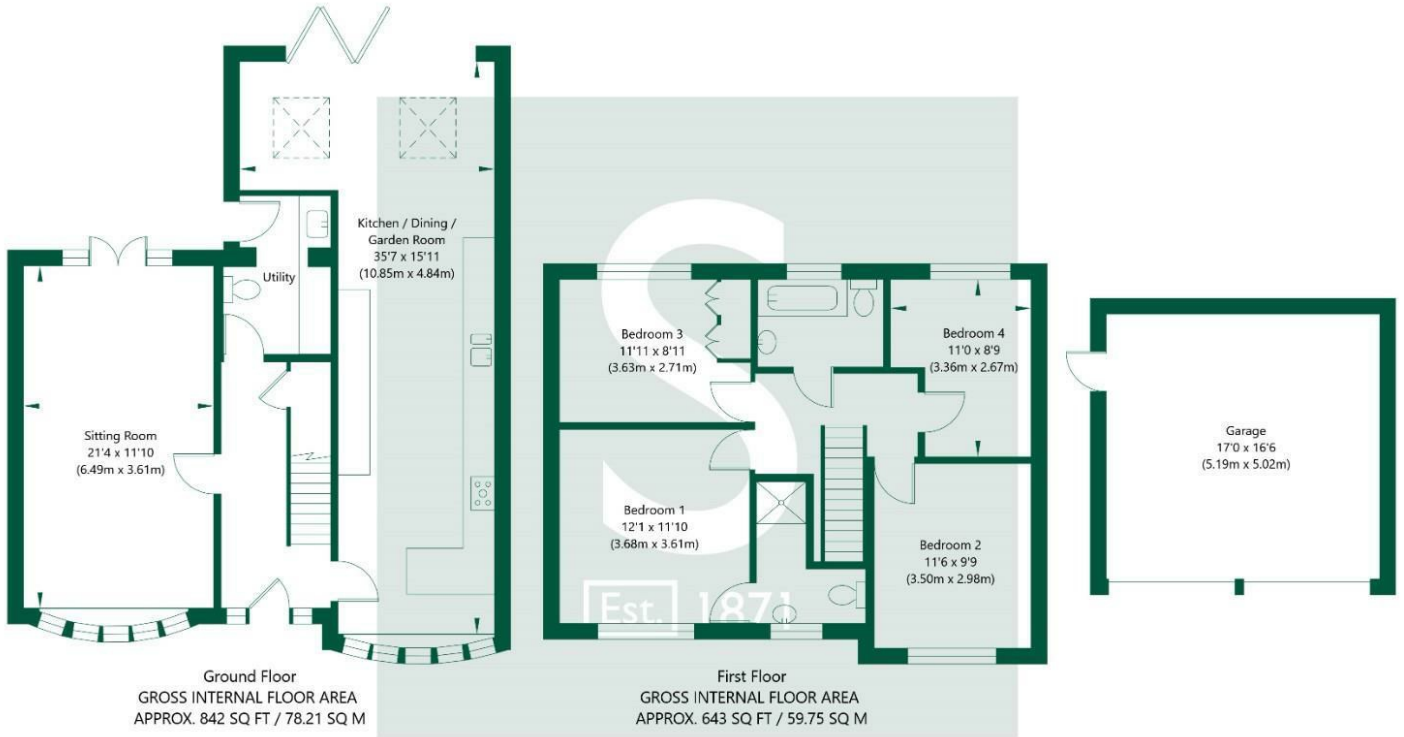
It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Agent Note

The tarmac driveway which runs parallel to the property's drive is also included with the sale. The owner of the field to the rear does have access rights across this driveway.



Avon Drive, Huntington, York, YO32 9YA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1485 SQ FT / 137.96 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

N Lawrence

