



New Lane, Huntington, York £325,000

A comprehensively upgraded and deceptively spacious semi-detached bungalow in this highly popular location situated close to local amenities and benefiting from a detached garage and off-street parking.



Property

Positioned in this quiet location sat back off New Lane, the property is accessed via a uPVC door leading into the spacious entrance porch and through to the central hallway which benefits from a useful storage cupboard.

The sitting room is accessed via double doors from the hallway and is spacious in size with a large uPVC double glazed window to the front elevation allowing light to flow into the room. There is also feature panelling and a fitted storage unit.



The kitchen is located towards the rear of the property and has a combination of base and wall storage units. There are laminate preparation surfaces with tiled splashbacks which incorporate a 1 1/2 sink with drying area. The kitchen has an integrated oven/grill, 4 ring gas hob, dishwasher and space for an automatic washing machine. French doors lead out to the rear garden and there is also ample space for a dining table.



The property has two well-proportioned double bedrooms both with fitted storage space and feature wall panelling. Bedroom one also has an ensuite shower with shower unit, low flush WC, wash hand basin with mixer tap and heated towel rail.

The house bathroom has feature tiled flooring and comprises a three-piece suite including bathtub with showerhead over, low flush WC, wash hand basin with mixer tap and heated towel rail.



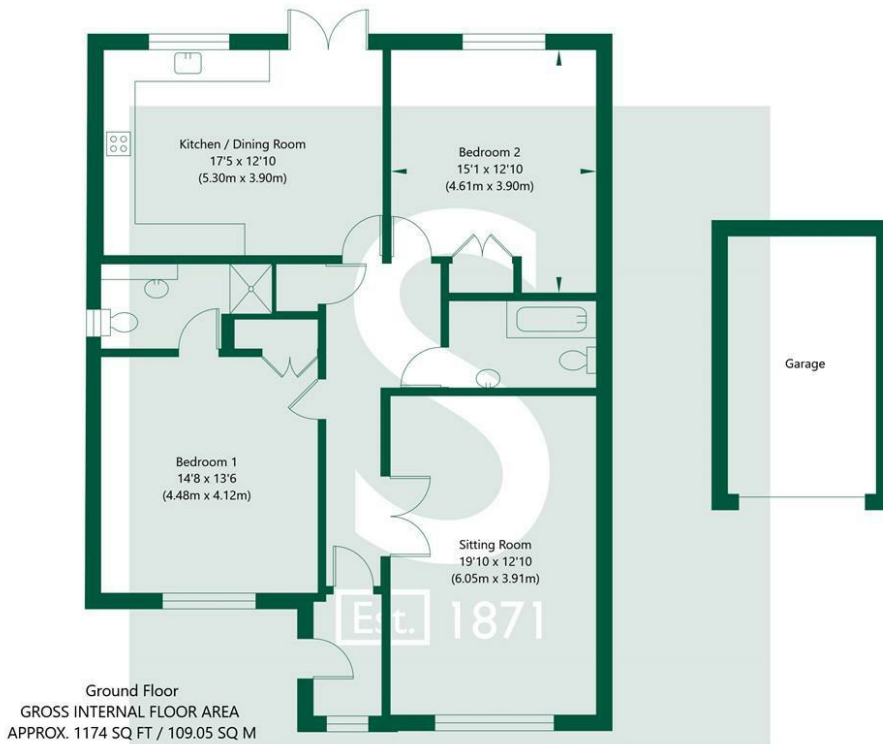
To the outside, the property has an enclosed rear garden with both lawned and patioed areas. There is also ample off-street parking and a detached brick-built garage with 'up and over' door and power connected.

Services

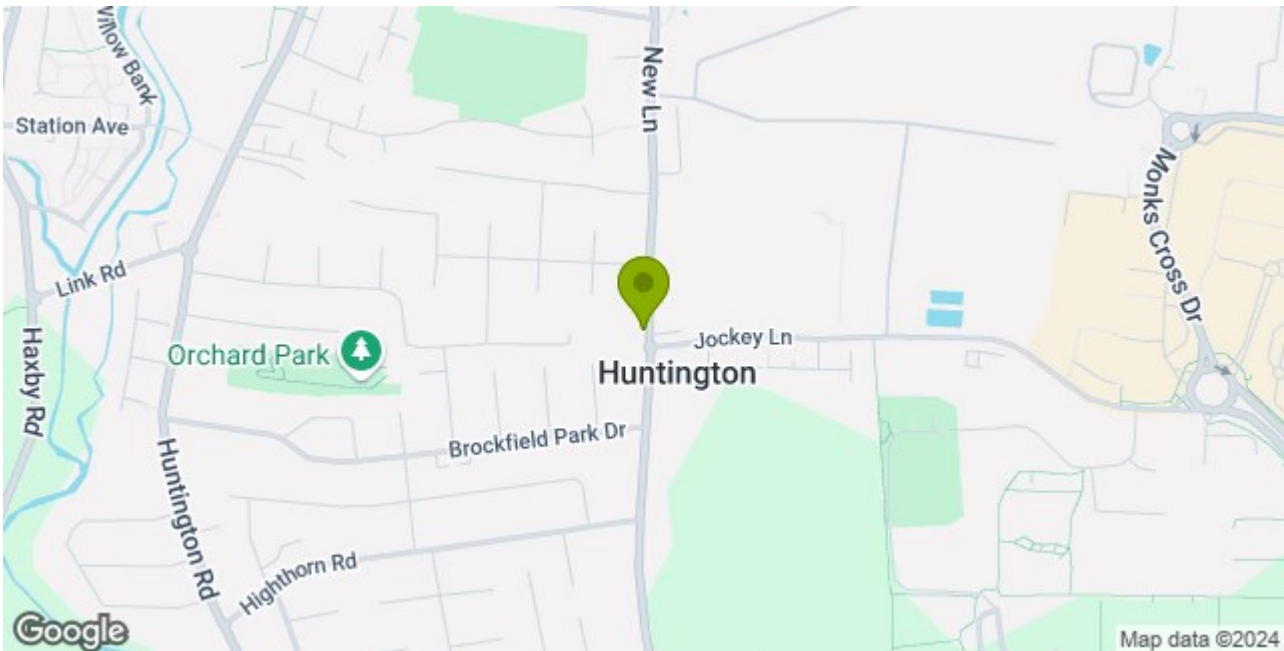
We are of the understanding that the property is connected to mains water, electric and gas. The property is currently using a septic tank for drains but is due to be connected to main drains by the end of October 2024 (subject to works being on schedule).



New Lane, Huntington, York, YO32 9NF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1174 SQ FT / 109.05 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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