



Huntington Road, Huntington, York Offers Over £400,000

An extended traditional semi-detached home occupying this wonderful west facing plot with substantial garage/workshop. The property is positioned within the excellent location within walking distance to local amenities and Huntington School and is available for sale with no forward chain.



A uPVC door to the front elevation leads into the spacious entrance hall which benefits from a useful understairs cupboard.

The property's sitting room is located towards the front of the property and has a large bay window allowing light to flow in. There is also a feature, open fireplace with tiled surround acting as the focal point of the room.

The dining room is a similar size to the sitting room and has a bay window to the rear elevation allowing for pleasant views of the rear garden. There is a further fireplace with marble hearth and painted timber surround.



The kitchen is modern in design with a combination of base and wall storage units. There are stylish, granite preparation surfaces which incorporate a 1 1/2 Villeroy and Boch sink and a range of integrated NEFF appliances including 4 ring induction hob, oven/grill and dishwasher. The kitchen also benefits from a convenient pantry cupboard and side access door.



The utility room is located off the kitchen and offers additional storage as well as space for washing provisions. There is also a WC accessed through the utility.

To the first floor are three well-proportioned bedrooms. Bedrooms one and two are both double in size with bedroom one having a feature fireplace and bedroom two having fitted storage cupboards. Bedroom three is a good-sized single which also has fitted storage.

There is a fully-tiled bathroom with bathtub and wash hand basin and separate WC.



To the outside the property sits on a substantial plot with a west facing rear garden. The garden is predominately laid to lawn with a variety of trees and herbaceous borders. There is a tarmac drive to the front and side of the property allowing for ample off street parking and a substantial detached garage (measuring approx 43'7" x 18'10") with electric roller door, side access door and power connected.

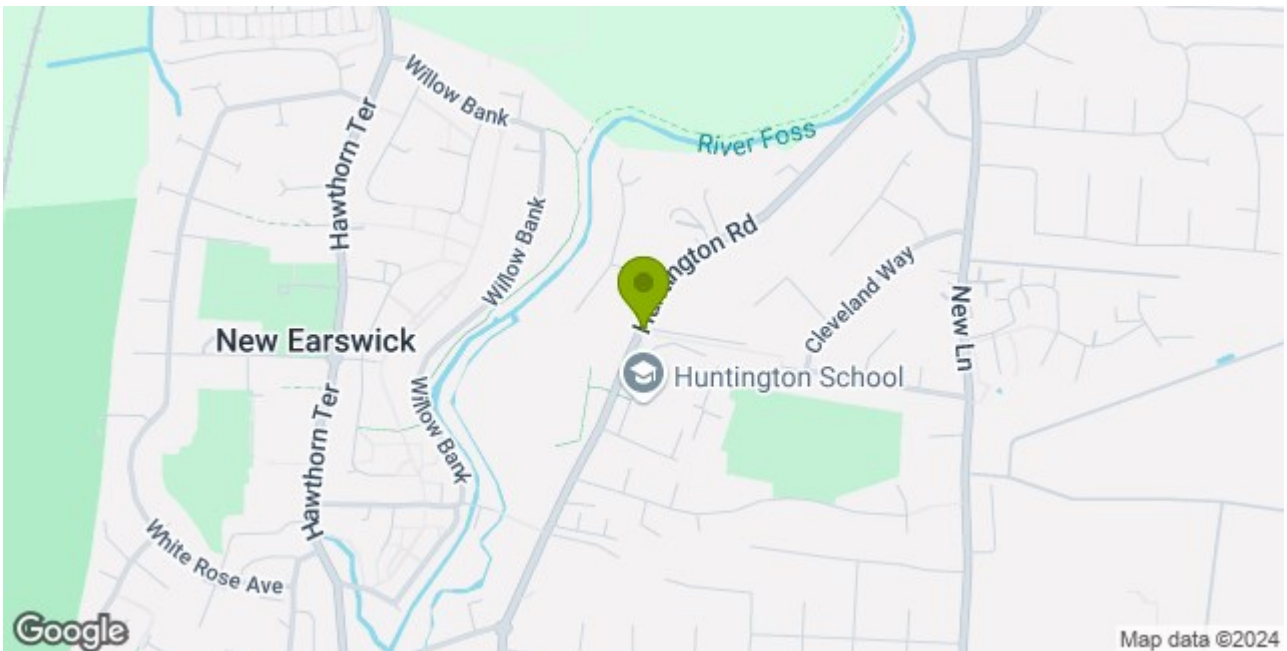
It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Huntington Road, York, YO32 9PY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1082 SQ FT / 100.61 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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