

North Moor Road, Huntington, York £650,000

A deceptively unique contemporary architect designed family house built with clamp bricks offering very generous sized rooms and well planned accommodation over 1950 sq.ft. The property has an integral double garage with the potential to be converted into separate living accommodation (subject to planning permission) and a modern designed Nordic spruce timber summer house.



The property is situated 3 miles from York City centre and just a couple of minutes' drive from York's outer ring road. Within walking distance are local primary and secondary schools, doctors, dental surgeries and impressive local amenities.

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, drier and freezer. 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 with ample additional parking for multiple cars leading up to the integral double garage which has power connected and electric doors. The Integral Double Garage has the potential to be converted into separate additional accommodation (subject to planning permission).

There are mature lawns front & rear gardens with the rear south-facing with well-stocked beds and complimented with interesting bushes, trees and shrubs. With a modern designed Nordic spruce timber summer house and terrace which is fully insulated and ideal for home working with electric heating, water and power.

The property also comes with solar panels fitted to the roof, with an annual return of circa £650.

The property has been well-kept throughout and offers spacious, flexible living accommodation which is sure to appeal to families and professionals alike. There is also scope for purchasers to put their own stamp on the property which has been reflected within the pricing.

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

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected. The property has solar panels fitted.

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: C

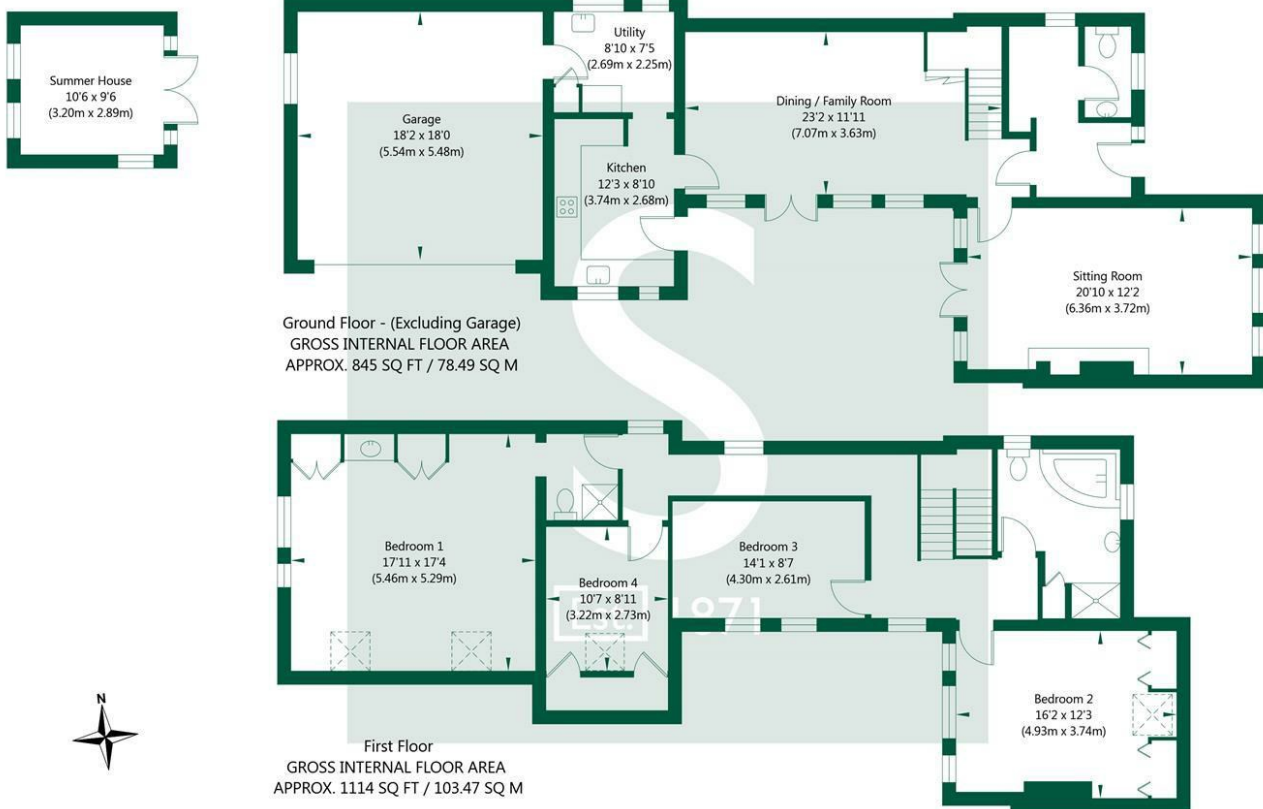
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

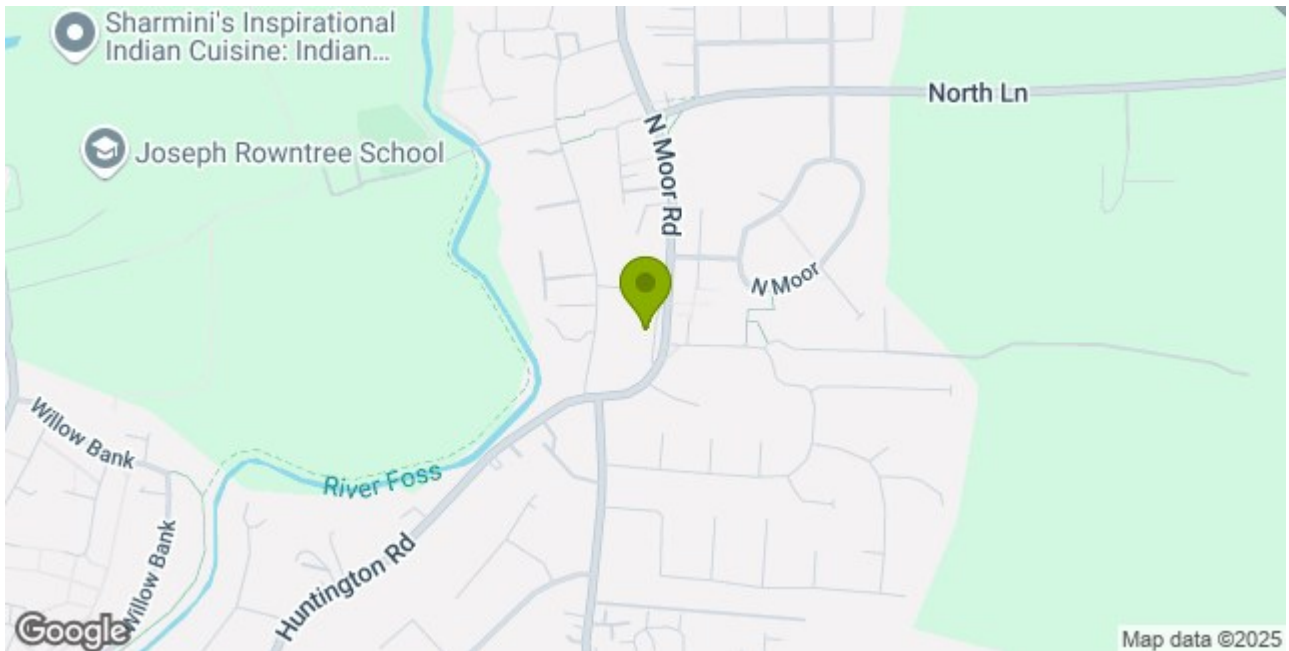
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 809900

*Download speeds vary by broadband providers so please check with them before purchasing.

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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