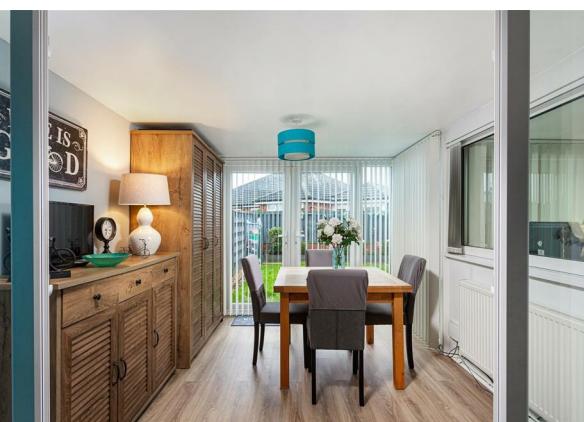




## Willow Glade, Huntington, York £300,000

Set within a quiet cul-de-sac in the ever-popular Huntington area of York, this well-presented bungalow offers generous and flexible accommodation, complemented by excellent off-street parking, a garage and an attractive rear garden.



The property is entered via the side, leading into a spacious fitted kitchen which provides a practical and welcoming arrival space. The kitchen is well proportioned and arranged with a range of wall and base units, integrated appliances and ample room for everyday use. From here, an inner hallway connects the remainder of the accommodation.

At the heart of the home sits a generous lounge, a comfortable and inviting space centred around a feature fireplace, ideal for both everyday living and entertaining. The layout flows naturally, with the principal bedroom positioned adjacent to the lounge, benefitting from excellent proportions and access to a dedicated dressing area, adding a further sense of flexibility.

To the rear of the bungalow is the second double bedroom, currently utilised as an additional reception room, which opens directly into an impressive sun room. Flooded with natural light and enjoying views over the garden, this space provides a superb extension to the living accommodation and a real focal point of the home. Completing the internal layout is a well-appointed three piece bathroom with a white suite and shower over the bath.

Externally, the property continues to impress. The rear garden is mainly laid to lawn with a paved seating area and established planting, offering a pleasant and low-maintenance outdoor space. There is also direct access to the garage from the garden. To the front, a driveway and additional gravelled area provide ample off-street parking.

Huntington is a consistently sought-after residential location, offering a strong balance of convenience and community. The area benefits from good local amenities, regular bus services into York city centre and easy access to the outer ring road. Monks Cross and Vanguard shopping parks are both close by, providing a wide range of retail, dining and leisure facilities.

Overall, this is a well-maintained bungalow offering comfortable, well-balanced accommodation in a desirable and well-connected location, ideal for a range of buyers seeking single-storey living.

**Tenure:** Freehold

**Services/Utilities:** Mains Gas, Electricity, Water and Sewerage are understood to be connected

**Broadband:** up to 1000 Mbps\*

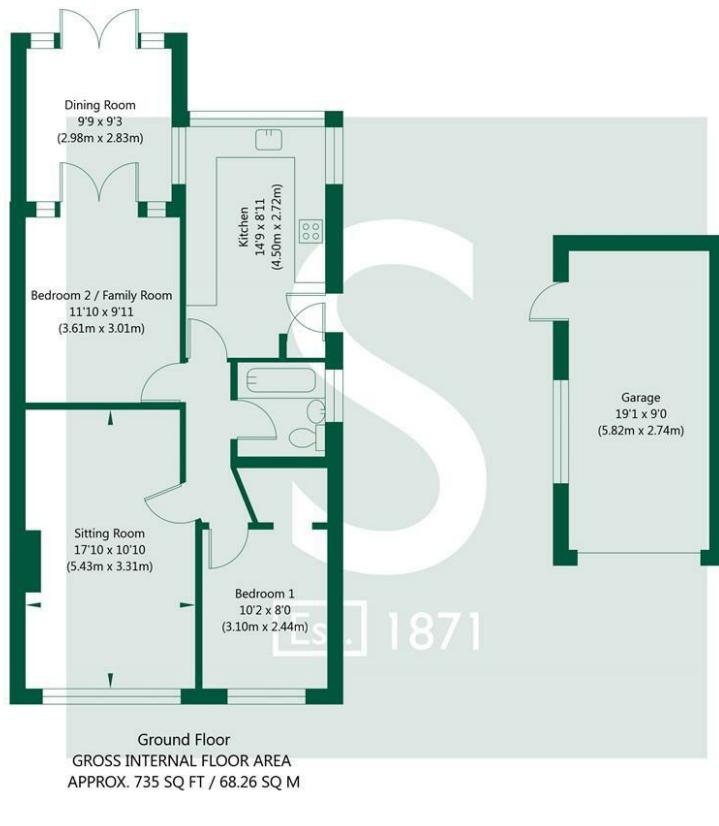
**EPC Rating:** D - 63

**Council Tax:** C - City of York

**Current Planning Permission:** No current valid planning permissions

**Imagery Disclaimer:** Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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

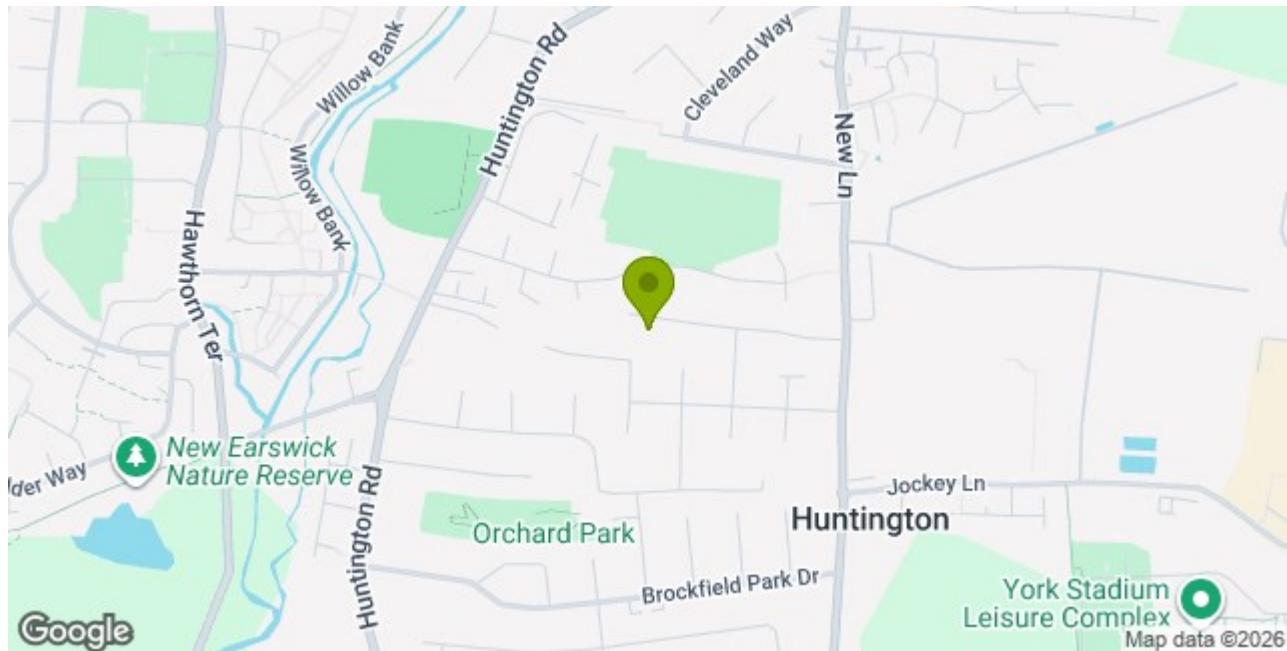


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 735 SQ FT / 68.26 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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