



ABOUT THE PROPERTY

**** CHAIN FREE ****

Set in a highly sought-after area of Huntington, this chain-free two-bedroom bungalow offers an excellent opportunity to update and make it your own. Ideally placed for amenities, it is close to Monks Cross Shopping Park, the Vangarde Centre, local shops, schools and regular transport links into York city centre.

Standing on a good-sized plot with gardens to three sides, driveway parking and a single garage, the property benefits from a notably wide side garden, offering potential for extension (subject to the relevant permissions).

Inside, the accommodation includes a kitchen with fitted units, integrated oven, gas hob and windows to the front and side. The sitting room overlooks the front garden and features an electric fire with brick surround. Two bedrooms enjoy views of the rear garden, and the shower room includes WC and wash hand basin. An inner hall provides access to the loft for extra storage.

Combining a convenient location, generous outdoor space and great potential, this bungalow is offered with no onward chain and will appeal to a range of buyers seeking a project in this popular residential area. Viewing highly recommended.





THE ACCOMMODATION COMPRISES;-**KITCHEN**

2.23 extending to 3.19 x 4.08 (7'3" extending to 10'5" x 13'4")

Door to side. Windows to front and side.

Wall and base units comprising 1 1/2 bowl sink unit, working surfaces, integrated oven and gas hob with extractor fan over, space for fridge and washing machine. Cupboard housing gas fired central heating boiler, separate pantry cupboard, radiator.

SITTING ROOM

4.19 x 4.08 (13'8" x 13'4")

Window to front.

Electric fire set in brick surround, radiator.

INNER HALL

Access to loft.

BEDROOM ONE

4.55 x 3.23 (14'11" x 10'7")

Window to rear.

Fitted cupboard, radiator.

BEDROOM TWO

3.30 x 3.01 (10'9" x 9'10")

Window to rear.

Radiator.

SHOWER ROOM

2.29 x 1.35 (7'6" x 4'5")

Window to side.

Suite comprising of shower cubicle, low flush WC and wash hand basin. Radiator.

OUTSIDE

Externally, the property sits on a generous plot with well maintained gardens to the front, side and rear. There is also a driveway providing off road parking leading to the single garage.

ADDITIONAL INFORMATION**SERVICES**

The property has the benefit of mains water, electricity, gas and drainage.

APPLIANCES

None of the appliances have been tested by the Agents.



Ground Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.4 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.