



Crinan Court, Huntingdon YORK YO32 9YB

welcome to

Crinan Court, Huntington YORK

Welcome to Crinan Court.. This two bedroom detached bungalow is set in a highly sought after location and is set in a pleasant cul-de-sac. With spacious living throughout and finished to a high standard this property will not disappoint!



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Briefly comprising: kitchen, lounge, shower room, and two bedrooms. Outside an ample sized rear garden, a driveway offering parking for several vehicles and a garage. The property benefits from gas central heating and is double glazed throughout. The property is well presented having been renovated by the current owner to include a modern kitchen and shower room.

This property must be seen to appreciate all that is on offer. Contact William H Brown Haxby to arrange your personal inspection.

Agent's note: 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved'

Entrance Hall

Lounge

16' 11" x 10' 11" (5.16m x 3.33m)

Kitchen

10' 5" x 10' 3" (3.17m x 3.12m)

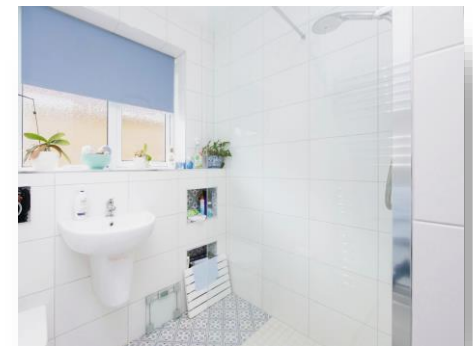
Bedroom 1

12' 2" x 11' (3.71m x 3.35m)

Bedroom 2

10' 4" x 9' 2" (3.15m x 2.79m)

Bathroom



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Crinan Court, Huntington YORK

- TWO BEDROOMS
- DETACHED PROPERTY
- GARDENS FRONT AND REAR
- WELL PRESENTED
- VILLAGE CUL DE SAC LOCATION

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAX105413](https://www.williamhbrown.co.uk/Property/HAX105413)



Property Ref:
HAX105413 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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