



Heathside, Huntington, York, YO32 9AA

- HUNTINGTON SCHOOL CATCHMENT
- BEAUTIFULLY PRESENTED
- ENSUITE
- EPC - B
- EXCELLENT LOCAL AMENITIES
- ALLOCATED PARKING
- PRIVATE GARDEN
- COUNCIL TAX BAND - C

£290,000



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DESCRIPTION

A beautifully presented, two double bedroom end townhouse on a popular residential development in the sought after Huntington area of York.

Upon entering the property you have an entrance hall with storage cupboard and downstairs W.C. the kitchen is located to the front of the property and features a range of base and wall units, integrated oven with hob and extractor above as well as space and plumbing for free standing white goods.

To the rear of the property you have a bright and airy lounge diner with patio doors to the rear garden.

To the first floor you have two bedrooms, the main of which enjoys an ensuite shower room with sink, W.C and walk in shower cubicle.

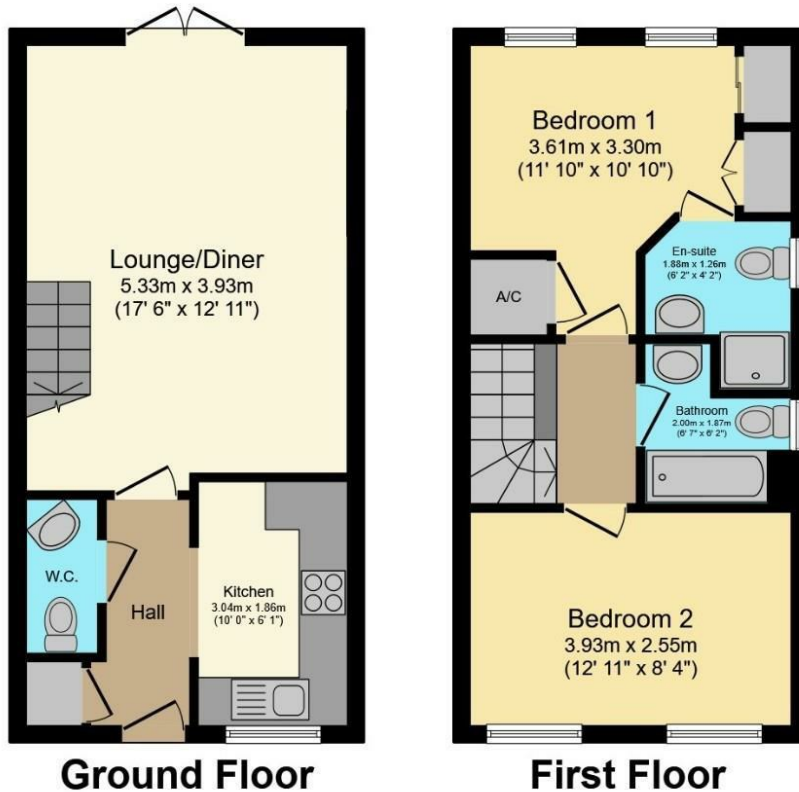
The family bathroom completes the internal accommodation with sink, W.C and bath.

Externally the property has a low maintenance front garden, a private side passage way to the side leading to the enclosed rear garden with decked seating area, high quality artificial lawn and timber shed.

The property has an allocated parking space directly to the front of the property and benefits from gas central heating and full double glazing. Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 67.8 sq.m. (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewings

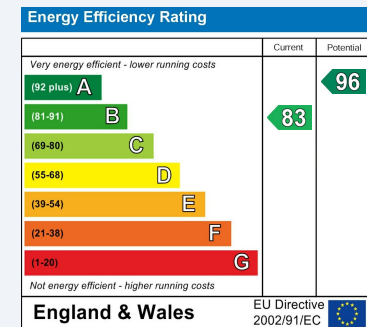
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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