



Brockfield Road, York, YO31 9DZ

- NO ONWARD CHAIN
- LARGE DOUBLE GARAGE WITH POTENTIAL TO CONVERT (STPP)
- HUNTINGTON SCHOOL CATCHMENT
- SUBSTANTIAL PLOT
- SOUGHT AFTER LOCATION
- EXCELLENT LOCAL AMENITIES
- WELL PRESENTED

Asking Price £750,000



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DESCRIPTION

A substantial four bedroom detached home on a generous plot in the highly desirable Huntington area of York.

Upon entering the property you have a porch leading to the inner hallway with ground floor W.C off it.

The kitchen has a range of base and wall units with space and plumbing for free standing appliances, there is also space for a table and chairs. There is a useful pantry and a door from the kitchen leads to the integral double garage.

From the hallway you can also access the bright and airy lounge. With a window to the front elevation and large walk in bay to the rear the room is filled with natural light, a feature fireplace creates a focal point to the room. The living room opens through to the dining room, again with walk in bay, providing space for a large table and chairs.

To the first floor you have four bedrooms all with built in storage. The family bathroom completes the internal accommodation with its sink, W.C, bath and walk in shower cubicle.

Externally the property has a lawned front garden with a block paved driveway providing off street parking for multiple vehicles.

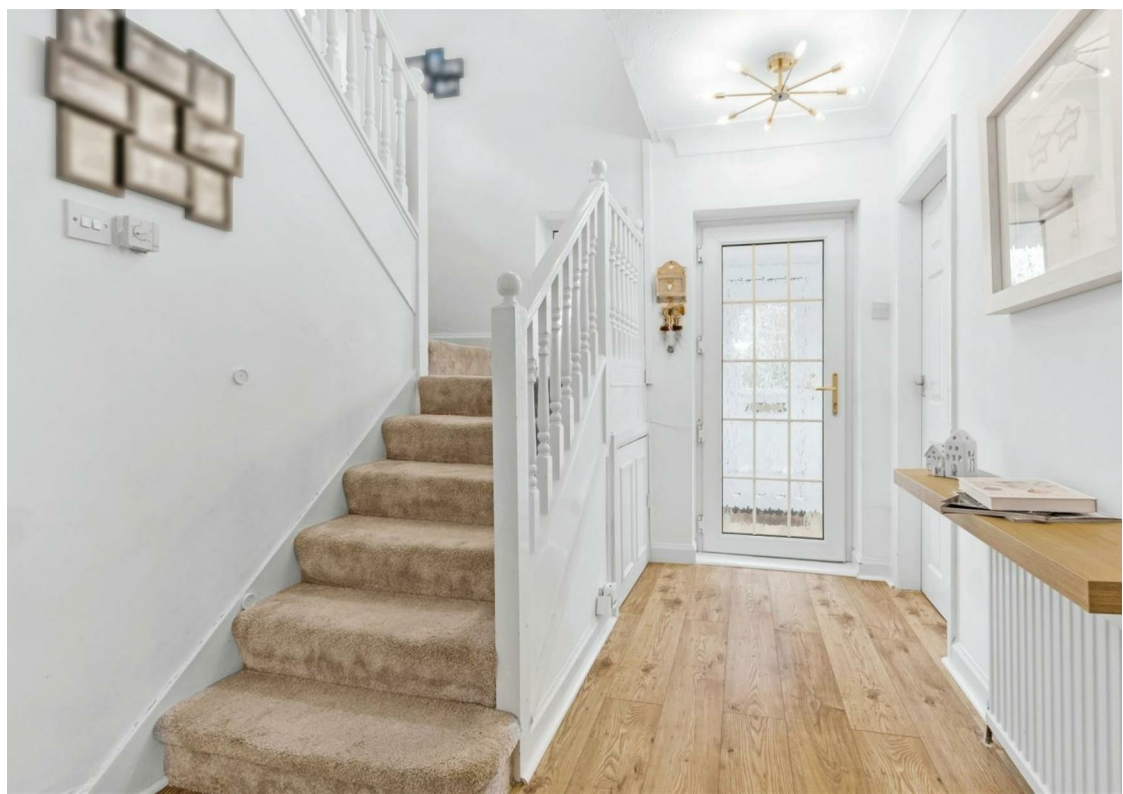
To the rear is a substantial lawned garden with patio seating area. The garden is enclosed by a mature hedge border and bungalows behind the property ensure an excellent level of privacy.

For those looking for even more space the current owners have previously had architects' plans produced for the addition of an ensuite to the first floor, there is also potential for extension to the rear due to the size of the plot (subject to necessary permissions).

Brockfield Road is a popular street approximately two miles north of York's historic city walls, it falls into the catchment area for the highly regarded Huntington School and also offers convenient access to Monks Cross retail Park and Vangarde with its wealth of amenities, making this the perfect area for a family home.

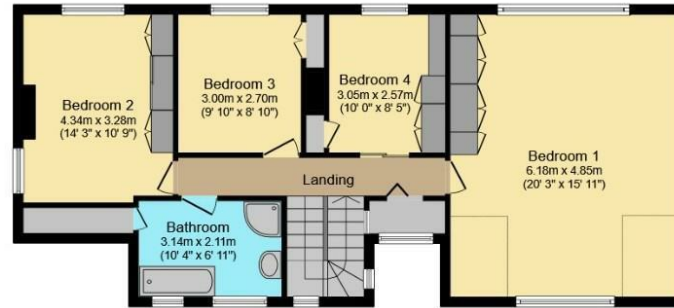
The property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all







Ground Floor



First Floor

Total floor area 185.6 m² (1,997 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

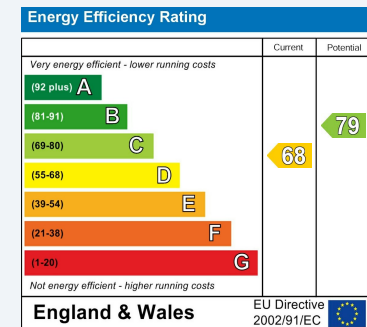
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

