



Anthea Drive, York, YO31 9DB

- EXTENDED DETACHED HOME
- DOWNSTAIRS W.C.
- PRIVATE REAR GARDEN
- GENEROUS LIVING ACCOMODATION
- OPEN PLAN KITCHEN/DINER
- OFF ROAD PAKRING FOR MULTIPLE CARS
- INTEGRAL GARAGE
- CLOSE PROXIMITY TO LOCAL AMENTIES

Offers Over £425,000



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DESCRIPTION

Hunters presents this extended four-bedroom detached home in the popular residential location of Huntington, York. The area provides a wide range of local amenities and is situated perfectly for access to the Vangarde retail park, Monks Cross retail park and access to the A64 and outer ring road.

The property sits on a large plot with off-road parking for multiple cars and a large integral garage stretching most of the length of the property. To the rear is a substantial, private lawned garden with fenced borders, sharing its space with a paved patio seating area to the front and rear.

The ground floor comprises a spacious entrance hall with stairs leading to the first-floor accommodation. The first room you enter is the living room, with bay fronted window to the front elevation. The ground floor hosts a number of rooms including, utility room with downstairs W.C, snug room with double French doors leading to a generous, open plan kitchen/dining room.

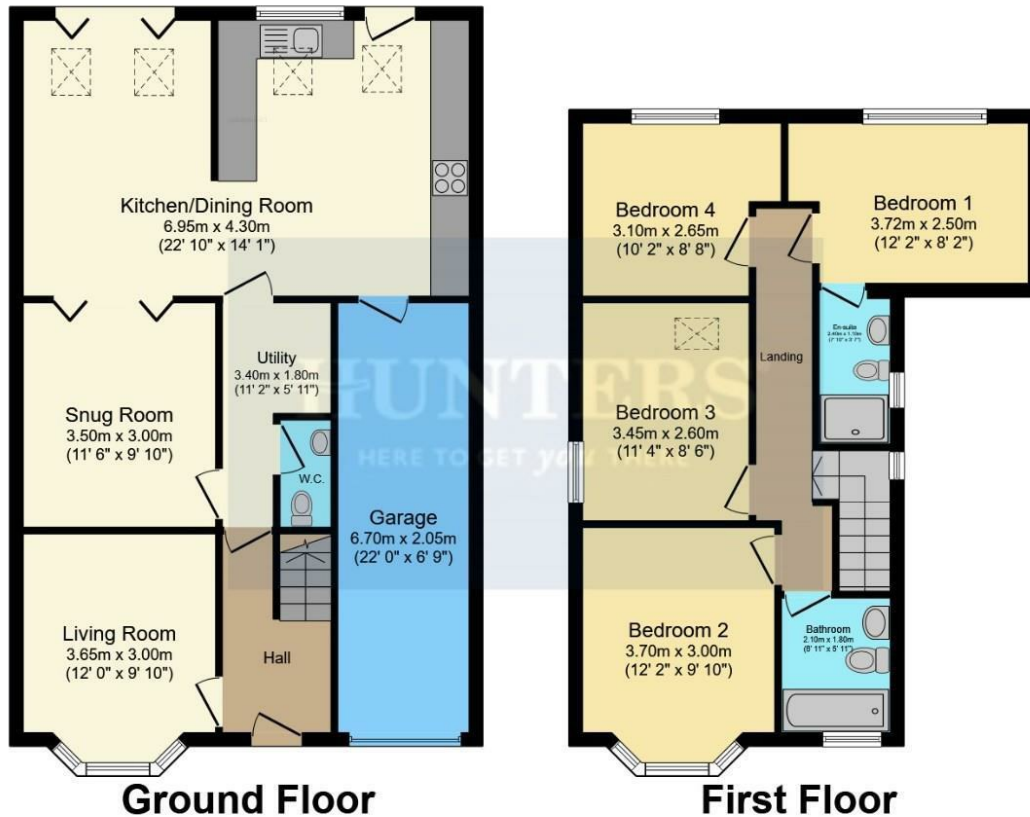
This is the centre piece of the home, with wrap round units to host a breakfast bar, velux windows across the whole rear, single story extension and bi-fold doors allowing plenty of natural light to floor the room, with access to the rear garden.

The first floor comprises four bedrooms, all of which are double bedrooms. The home offers a master bedroom with a three-piece ensuite showroom and a main three-piece family bathroom to complete this lovely family home.

A viewing is highly advised to appreciate all this home has to offer.







Total floor area 129.6 m² (1,395 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). Powered by www.focalagent.com

Viewings

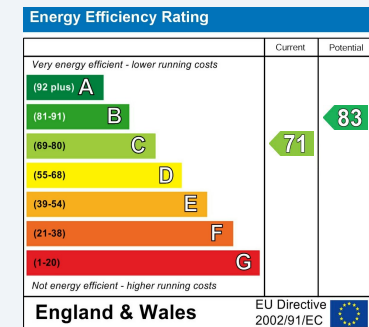
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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