



## Chiltern Way, Huntington, York, YO32 9RS

- GARAGE
- CORNER PLOT
- GOOD LOCAL AMENITIES
- EPC - C
- TWO DOUBLE BEDROOMS
- EXCELLENT SCHOOL CATCHMENT
- POPULAR LOCATION
- Council Tax Band - B

**£230,000**





# Chiltern Way, Huntington, York, YO32 9RS

## DESCRIPTION

A two bedroom, semi detached bungalow in the hugely popular Huntington area of York.

Upon entering the property you have an entrance hall giving access to both the kitchen and living room.

The kitchen features a range of base and wall units with space and plumbing for free standing appliances, there is also a useful storage cupboard. Plenty of natural light fills the room with windows to two elevations and an external door leads out to the side of the property.

The spacious living room leads through to an inner hallway which in turn leads through to the two double bedrooms and family bathroom with sink, W.C and bath with shower over.

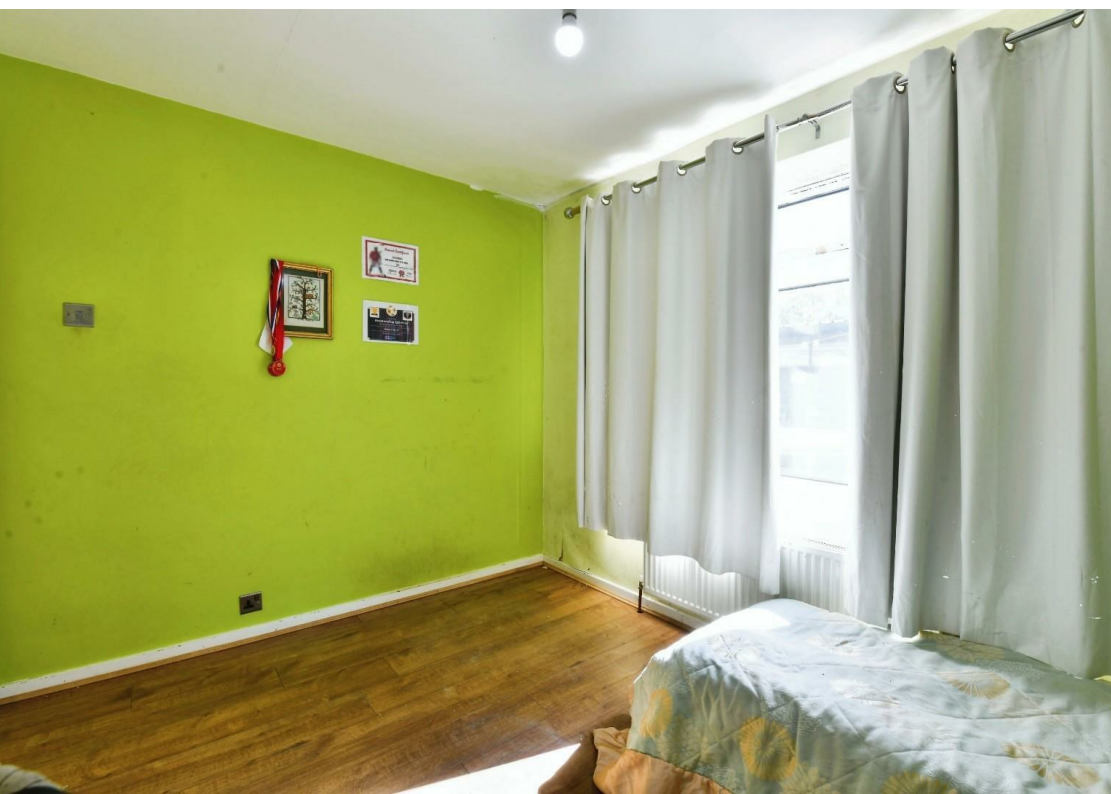
Externally the property enjoys a corner plot with lawned gardens to the front and side, to the rear you have a patio, driveway providing off street parking and leading to a detached garage and there is also an electric car charging point.

Chiltern Way is a quiet, residential street which offers convenient access to a good selection of local amenities in Huntington as well as excellent schooling. Monks Cross and Vangarde retail parks are close by and a regular bus service provides access to York city centre.

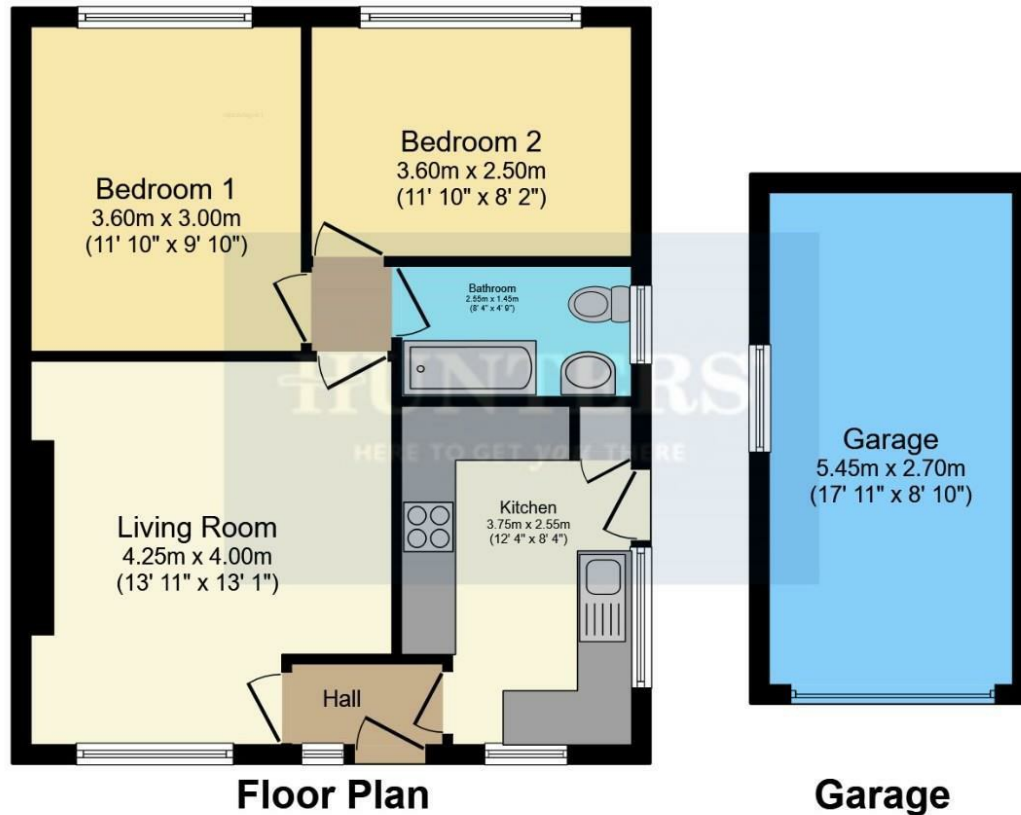
Viewing of this property is highly recommended to truly appreciate all it has to offer.











Total floor area 67.6 m<sup>2</sup> (727 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](http://www.focalagent.com)

### Viewings

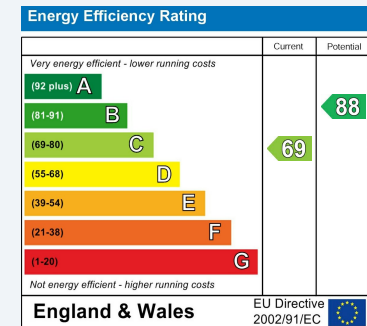
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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