

Green Acres, Huntington, York, YO32 9QB

- DETACHED DORMER BUNGALOW
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING
- EASILY MAINTAINABLE REAR GARDEN
- EPC - B
- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- OUTBUILDING
- Council Tax Band - C

Asking Price £370,000



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DESCRIPTION

Situated in a prime residential location just off New Lane in Huntington is this beautifully presented, modern, three bedroom detached dormer bungalow. The property was built 4 years ago and the owner has maintained the property to an extremely high standard throughout, with neutral décor allowing a new owner the ability to move straight in!

As you enter, you are greeted by a welcoming entrance hall with stairs leading to the first floor, a generous living space with lounge, modern kitchen, and double doors leading onto the rear garden. The kitchen comprises wall and base units, integrated oven, electric hob, extractor fan, space for a fridge/freezer, spotlights, plumbing for a washing machine/dryer and space for a small dining table or breakfast bar.

The ground floor is completed by 2 double bedrooms with side and rear aspect, an understairs storage cupboard and a 3-piece shower room with neutral tiling and double shower unit with glass sliding door and spotlights.

To the first floor is a spacious third double bedroom with sloping ceilings and built in storage, as well as a separate three-piece bathroom, skylight and storage located in the eaves.

Double doors in the lounge/kitchen lead out onto the easily maintainable, patio garden, wrapping around the rear and side of the property with gate access. A brick outbuilding provides excellent storage or can double as a useable space.

Externally to the front is a lawned garden, paved driveway with parking space for multiple vehicles, ramp leading up to the front door and brick wall to the front.

The sought-after area of Huntington is located within the York ring road and only a few miles from York City Centre with excellent transport links in and out of the city, as well as being close to the many shops, restaurants and other amenities in Vanguard and Monks Cross retail parks.

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







Total floor area 68.7 m² (740 sq.ft.) approx
 Restricted height 8.1 m² (88 sq.ft.)

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

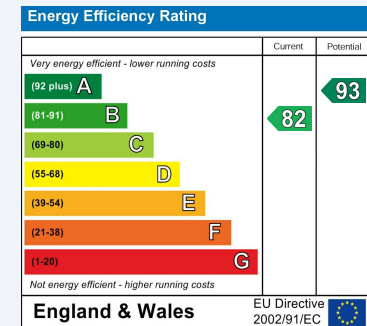
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
 Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

