



## Lea Way, Huntington, York, YO32 9PE

- NO ONWARD CHAIN
- THREE/ FOUR BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE CARS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND B
- CLOSE PROXIMITY TO LOCAL AMENITIES
- MODERN FINISH THROUGHOUT
- SINGLE DETACHED GARAGE
- EPC RATING D

**£325,000**



# Lea Way, Huntington, York, YO32 9PE

## DESCRIPTION

\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\*

Hunters presents this substantial, semi-detached dormer bungalow, set in the popular residential location of Huntington, York. The area provides a wide range of local amenities including access to the A64, Vangarde and Clifton Moor retail parks and the highly desired catchment area for Huntington Secondary School.

The home sits on an attractive plot with off road parking and driveway for multiple cars, rear garden with fenced borders and a separate garage.

The accommodation is accessed via a side door, under the car port. You immediately enter a modern and stylish fitted kitchen with a range of base and wall units and integrated appliances including; fridge/freezer, microwave, double oven, five ring gas cooker and space for a washing machine.

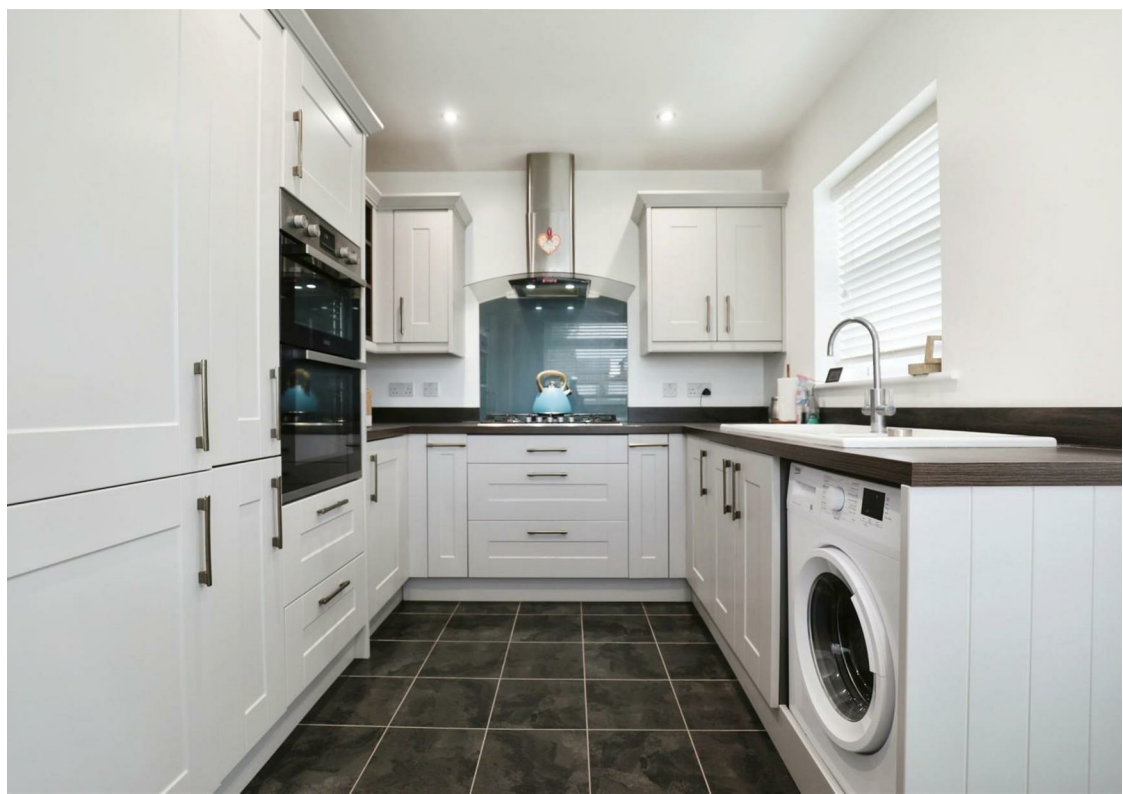
Moving through the home, you are greeted by an open plan living/dining room, with gas fire to draw a focal point to the room and double patio doors leading through to the rear conservatory, with views over the rear garden.

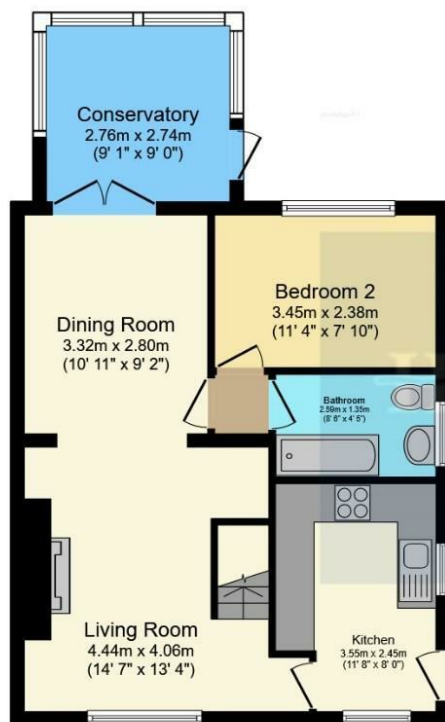
Furthermore, the ground floor is completed by an office/study that could serve purpose, a bedroom and the main family, three-piece bathroom.

The first floor accommodation allows three bedrooms, one of which has plumbing for an ensuite shower room.

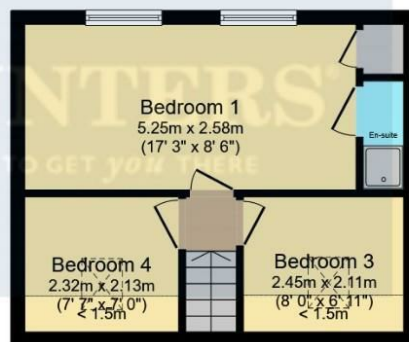
A viewing is highly advised to appreciate all this home has to offer.



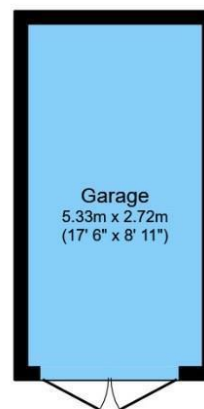




**Ground Floor**



**First Floor**



**Garage**

Total floor area 97.9 m<sup>2</sup> (1,054 sq.ft.) approx  
 Restricted height 2.8 m<sup>2</sup> (30 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**

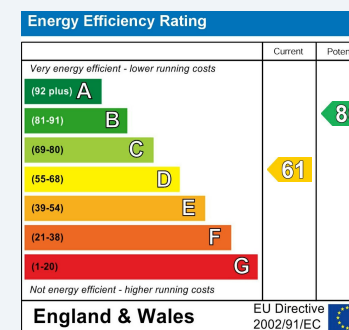
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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

