



## Burn Estate, Huntington, York, YO32 9PZ

- VIEWS OVER RIVER FOSS
- DRIVEWAY FOR MULTIPLE VEHICLES
- HUNTINGTON SCHOOL CATCHMENT
- COUNCIL TAX BAND E
- FABULOUS GARDEN
- EXCELLENT LOCAL AMENITIES
- BEAUTIFULLY PRESENTED
- EPC RATING D

**Asking Price £550,000**



# Burn Estate, Huntington, York, YO32 9PZ

## DESCRIPTION

A beautifully presented, three/four bedroom dormer bungalow overlooking the River Foss in the highly sought after village of Huntington.

Upon entering the property you have an entrance porch leading through to the inner hallway. The first room you come to is currently used as a library with a large bay window to the front elevation, this room could also be used as a fourth bedroom if preferred.

There is a spacious lounge which runs front to back of the property and has an attractive log burner creating a focal point to the room as well as patio doors leading out to the rear garden.

The kitchen features a range of base and wall units as well as integrated appliances and opens up onto a fabulous garden room, currently used as a dining room and providing views down the garden.

There is a useful utility room which contains more base and wall units as well as space for a fridge freezer and plumbing for a free standing washing machine, a door leads through to the integral garage with power and light. The ground floor is completed by a bathroom with sink, W.C and bath.

To the first floor you have a good size landing providing space for storage as well as three double bedrooms, two of which have Juliette balconies looking towards the river, and a further shower room.

Externally the property has a paved driveway to the front providing off street parking for multiple vehicles, to the rear you have a fabulous lawned garden with patio seating area and a large sun deck.

Burn Estate is a popular residential street in the sought after Huntington area of York. it offers excellent access to a variety of local amenities including Vangarde and Monks Cross retail parks, a regular bus service leads to the city centre and the property sits in the catchment area for the highly regarded Huntington School.

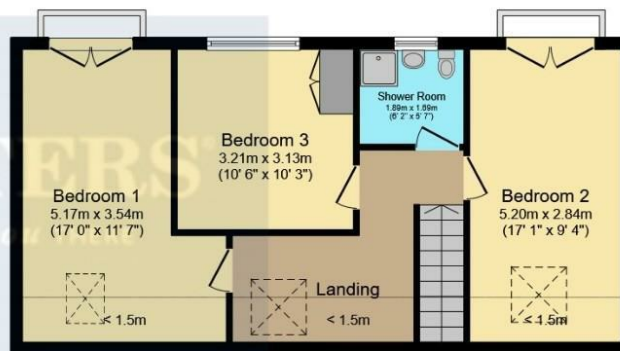
Viewing of this property is highly recommended to truly appreciate all it has to offer.







**Ground Floor**



**First Floor**

Total floor area 148.0 m<sup>2</sup> (1,593 sq.ft.) approx  
 Restricted height 8.4 m<sup>2</sup> (90 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**

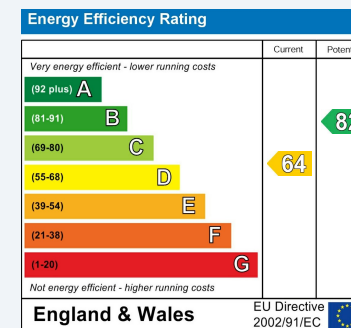
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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**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.

