



Crinan Court, Huntington, York, YO32 9YB

- NO ONWARD CHAIN
- Large rear garden
- House bathroom & two shower rooms
- Conveniently placed for local amenities & highly regarded schools
- Four generous bedrooms
- Superb family home
- Sought after cul-de-sac location
- Driveway & garage with electric door
- Two reception room
- COUNCIL TAX BAND F / EPC RATING D

£525,000



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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb opportunity to purchase a spacious four bedroom detached family home, with the benefit of an extensive rear garden, ample driveway parking and integral garage. The property is situated in a highly sought after cul-de-sac location, with convenient access to local amenities and highly regarded schools.

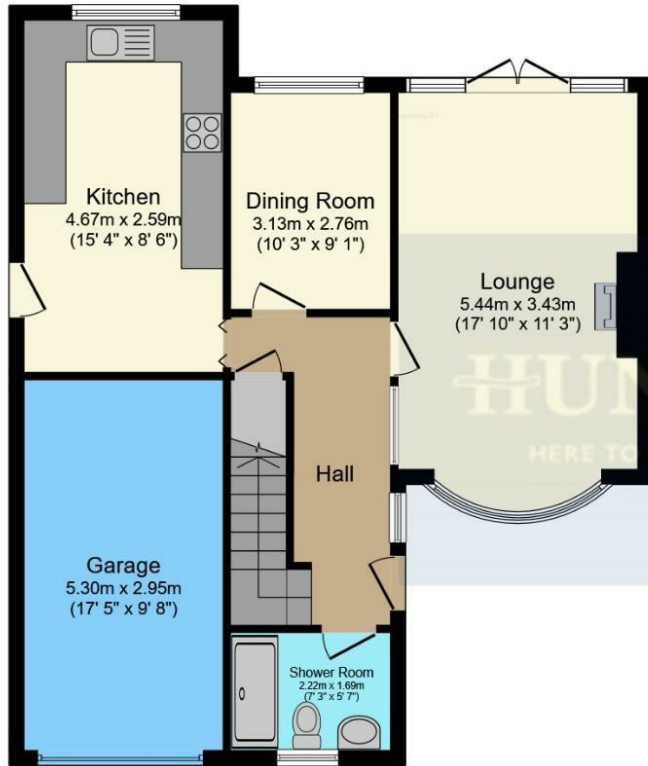
Offering generous and flexible living space throughout, the well maintained accommodation comprises: Entrance hallway, lounge with bow window to the front and double doors opening to the rear garden, dining room, spacious kitchen and a modern wet room completes the ground floor. A first floor landing serves four generous bedrooms, bedroom one with an en-suite shower room and a main house bathroom.

Outside, there is a low maintenance gravelled garden to the front, a driveway provides ample off road parking and leads to an integral garage with electric up and over door. Side gated access opens to an attractive, enclosed, large rear garden, laid mainly to lawn with two patio seating areas, mature flower beds and fencing to perimeters. There is also the benefit of a side hard standing area housing a composite shed and further gate opening to the front.

We strongly recommend an early viewing to fully appreciate the accommodation on offer and the convenient location.







Ground Floor



First Floor

Total floor area 133.6 sq.m. (1,438 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

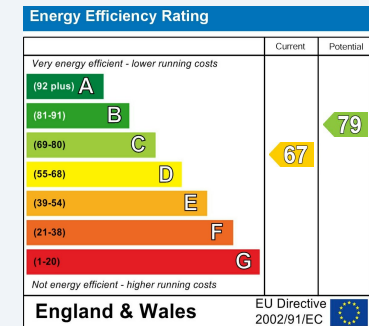
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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