



Connaught Way, Huntington, York, YO32 9QX

- NO ONWARD CHAIN
- WELL PRESENTED
- CONSERVATORY
- SOUGHT AFTER LOCATION
- EPC RATING D
- COUNCIL TAX BAND D

£425,000



Connaught Way, Huntington, York, YO32 9QX

DESCRIPTION

A well-presented, three bedroom, detached bungalow in the highly sought after Huntington area of York.

Upon entering the property you have an entrance hall with built in storage cupboard. The hallway leads through to the lounge with bay window to the front, filling the room with natural light, an attractive feature fireplace creates a focal point to the room.

Beyond the lounge you have an inner hallway giving access to the majority of the rest of the rooms. The kitchen diner features a range of base and wall units with integrated eye level, double oven and space and plumbing for a free standing dishwasher.

There are three bedrooms, two of which have fitted furniture and one has sliding doors leading to the large conservatory which in turn has windows out to the garden.

The shower room has built in units, sink, W.C and walk in shower cubicle,

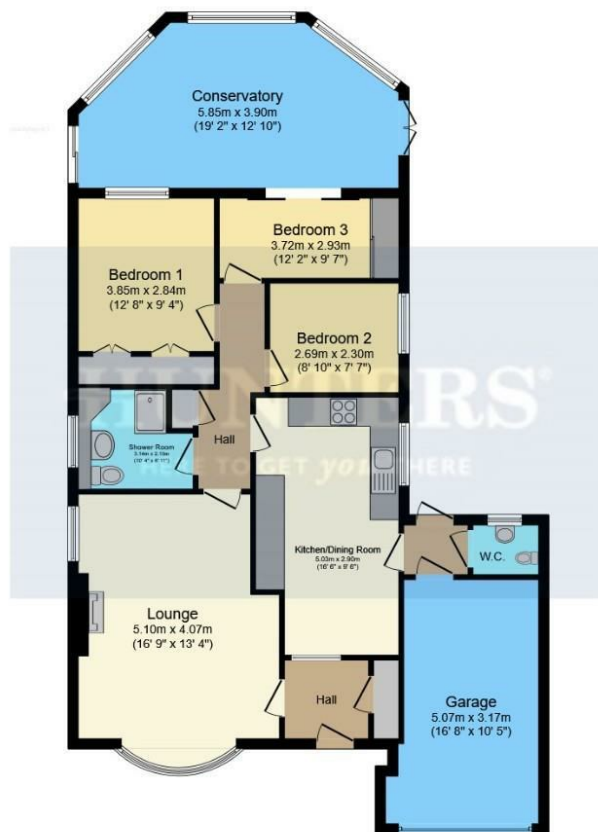
The internal accommodation is completed by the separate W.C with sink and the integral garage.

Externally the property has a low maintenance, gravelled front garden with paved driveway providing off street parking. To the rear is a further low maintenance garden, largely gravelled with patio seating area and planted borders.

This property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all it has to offer.







Total floor area 116.1 m² (1,249 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

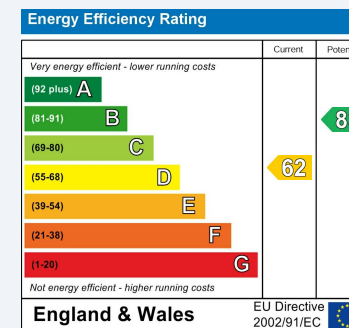
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.