



Scawton Avenue, Huntington, York, YO31 9JA

- Well Presented
- Garden
- Modern Kitchen
- Sought After Location
- Driveway
- Council Tax Band B

£300,000



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DESCRIPTION

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

Upon entering the property you have an entrance hall with stairs leading to the first floor. The living room is to the front and has a large bay window filling the room with natural light, a feature fireplace creates a focal point to the room.

The kitchen diner runs the width of the rear of the property, it offers a range of base and wall units, integrated oven and hob, space and plumbing for free standing appliances and patio doors leading out to the rear garden.

To the first floor you have three good sized bedrooms, the main with bay window. The modern bathroom has twin sinks, bath with rainfall shower over, heated towel rail and shaver socket. The separate W.C with sink completes the internal accommodation.

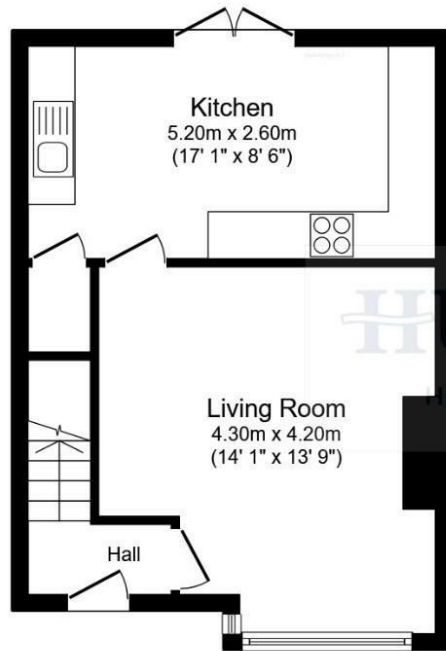
Externally there is a driveway to the front providing parking for multiple cars, to the rear is an enclosed, lawned garden with patio seating area, timber shed, tap and double electric socket.

The property is tastefully presented with useful touches throughout such as USB sockets.

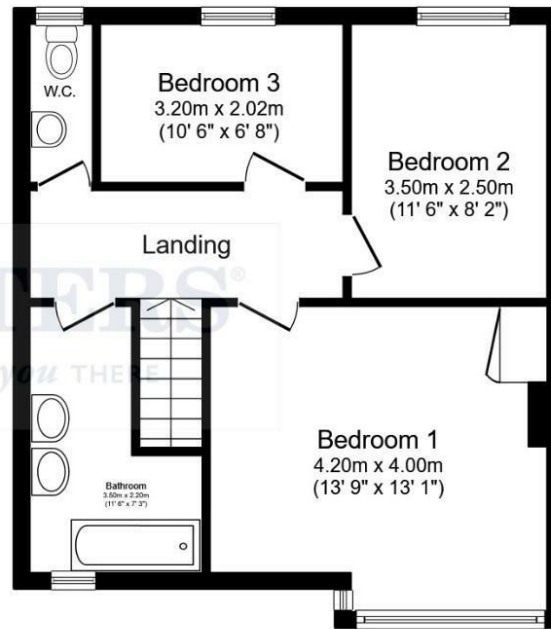
Huntington is a popular suburb of York which offers a wealth of local amenities and excellent schooling as well as convenient access to both the city centre and outer ring road.







Ground Floor



First Floor

Total floor area 85.1 sq.m. (916 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

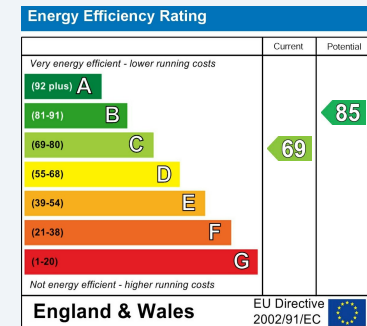
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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