



Broome Close, Huntington, York, YO32 9RH

- Flexible Living Space
- Well Maintained
- Shower Room
- Detached Garage
- Conservatory
- Council Tax Band C

£270,000



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DESCRIPTION

A well-maintained two-bedroom semi-detached bungalow, pleasantly situated in a popular area of York. This attractive home offers well-proportioned accommodation arranged over two floors, making it suitable for a range of buyers including families, downsizers or those seeking flexible living space.

The property is entered via a porch into a central hallway, which provides access to the main living areas. To the front is a generous living room, enjoying excellent natural light and ample space for comfortable seating. The adjoining dining room offers a defined area for formal dining and leads through to the conservatory, which overlooks the rear garden and provides a pleasant additional reception space.

The kitchen is fitted with a range of units and work surfaces and is conveniently positioned close to the dining room. Also on the ground floor is a well-sized double bedroom and a modern shower room, offering practical single-level living if required.

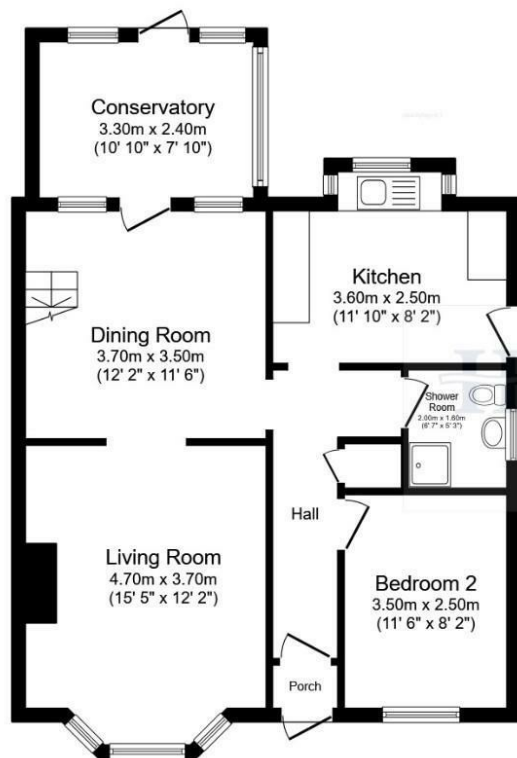
To the first floor is a further bedroom, which also provides ample space for a home office — ideal for flexible accommodation for family members, guests or home working.

Externally, the property benefits from a private driveway leading to a detached garage, offering off-street parking and useful storage. To the rear is a well-maintained lawned garden, providing an attractive outdoor space.

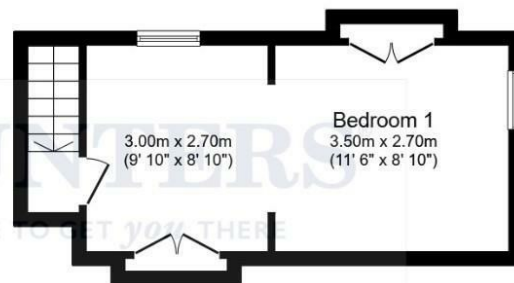
The property has been well cared for throughout and presents an excellent opportunity to acquire a comfortable and versatile home in a desirable York location, with convenient access to local amenities, transport links and the city centre.



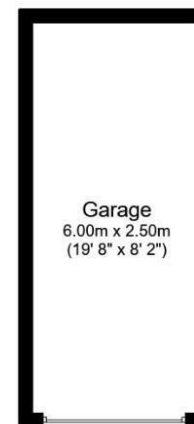




Ground Floor



First Floor



Garage

Total floor area 105.4 sq.m. (1,135 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

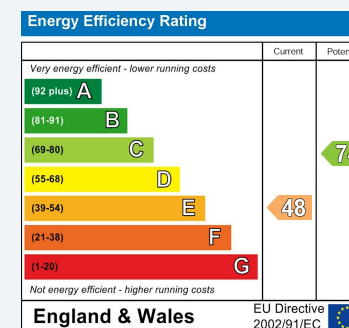
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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