



## New Lane, Huntington, York £425,000

Well presented, spacious three bedroom detached bungalow situated in the heart of Huntington, offers flexible living accommodation with large living room, kitchen, home office as well as a master suite with dressing room and en-suite. Falling within the catchment for the highly regarded Huntington secondary school this property is sure to appeal to families.



Accessed via a gravel driveway offering ample off street parking, a composite front door opens into an entrance hall with doors leading off to all accommodation. The kitchen sits to the front elevation and boasts a range of wall and base units, kitchen island, solid wood worktops, Belfast sink, as well built in oven with gas hob, fridge freezer, washing machine and space for a dryer.



The spacious living room can also be found to the front of the property with large bay window overlooking the front garden and driveway. A stylish log burner acts as the focal point of the room.

To the rear of the property are three well proportioned double bedrooms and a house bathroom. The master suite is a spacious double bedroom with a sizeable dressing room that could also double as a nursery and a en-suite shower room briefly comprising a walk-in shower, wash basin and low flush wc.

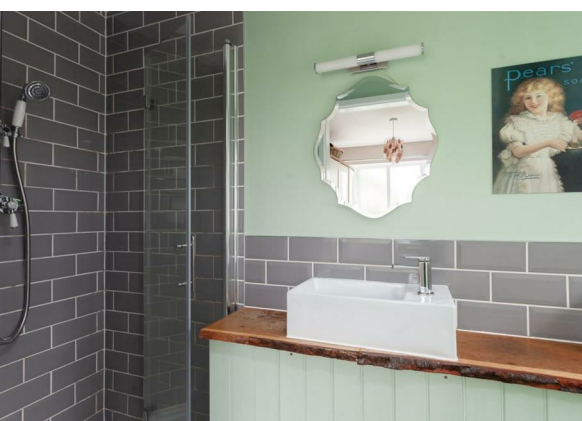


Bedroom two is a well proportioned double room with large uPVC window allowing in an abundance of natural light, with bedroom three another double bedroom to the side elevation.

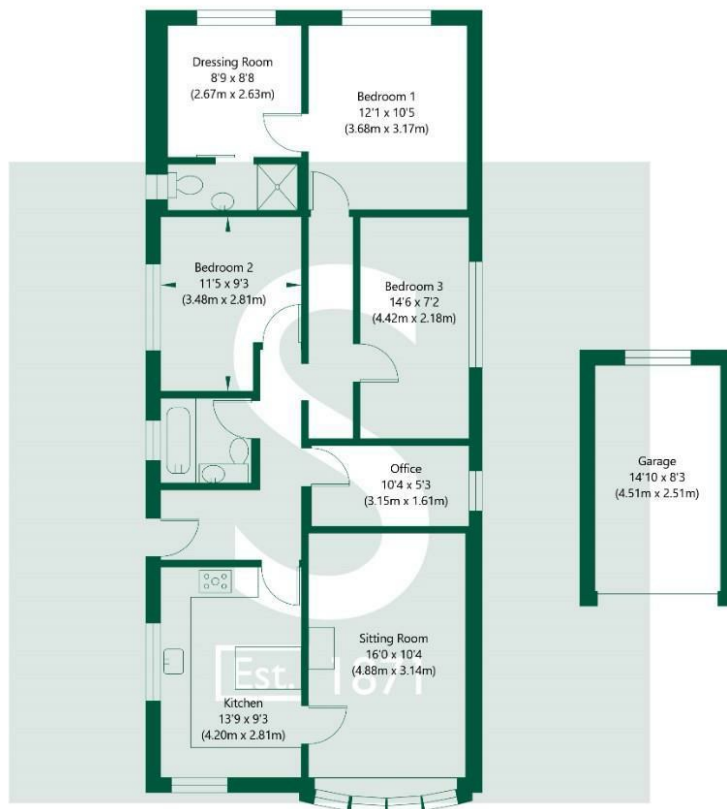
The house bathroom benefits from a modern three piece suite which briefly comprises and panelled bath with shower over, wash basin and low flush wc.

The internal accommodation is completed by a useful home office space.

To the outside the property comes with ample off street parking via a gravelled driveway, detached single garage and a pleasant west facing rear garden with is mainly laid to lawn with a sizeable patio area.



New Lane, York, YO32 9ND



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 984 SQ FT / 91.42 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 984 SQ FT / 91.42 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2024



**Stephensons**

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

