



Stratford Way, Huntington, York £450,000

A deceptively spacious and thoughtfully extended detached bungalow beautifully situated within this quiet cul de sac location with mature gardens and garage.



Whilst the front facade might suggest a traditional bungalow, this superb property offers so much more. Sympathetically extended by our current vendors, the home now offers a huge amount of flexibility providing the opportunity for three/four bedrooms, perfect spaces to work from home, good size gardens and multiple reception rooms, all found tucked away at the end of this quiet cul de sac.

On entering the property a central entrance hall leads to a w/c and sitting room. The main reception room provides a spacious yet cosy feel, with feature fireplace and large bay window to the front. Leading from the sitting room an inner hallway gives access to all other rooms along with a cleverly created study areas enjoying an abundance of natural light from a well positioned velux window.

The kitchen presents an extensive range of modern shaker style units with Villeroy & Boch ceramic sink unit along with NEFF 5 burner gas hob, oven and matching extractor. Within the kitchen is a perfectly placed dining area before a door leads to a utility area. The utility room provides all necessary provisions for washing along with doors into the garage and rear garden.

Forming part of the properties extension are two rooms to the rear, both making ideal bedrooms however our vendor chooses to make use of the larger of the two rooms as a second lounge which has doors leading to the garden. In addition are two further good sized bedrooms, the larger boasting a range of building wardrobes with all bedrooms being served by a three piece house bathroom.

To the outside the home is accessed directly off Stratford Way with a block paved driveway leading to off street parking in front of the garage which benefits from a new remote operated, electric door. To the front of the home is a generous lawn with a gate to side leading to a pleasant low maintenance side garden before you are met by a lovely and mature rear garden predominantly laid to lawn.

Tenure: Freehold

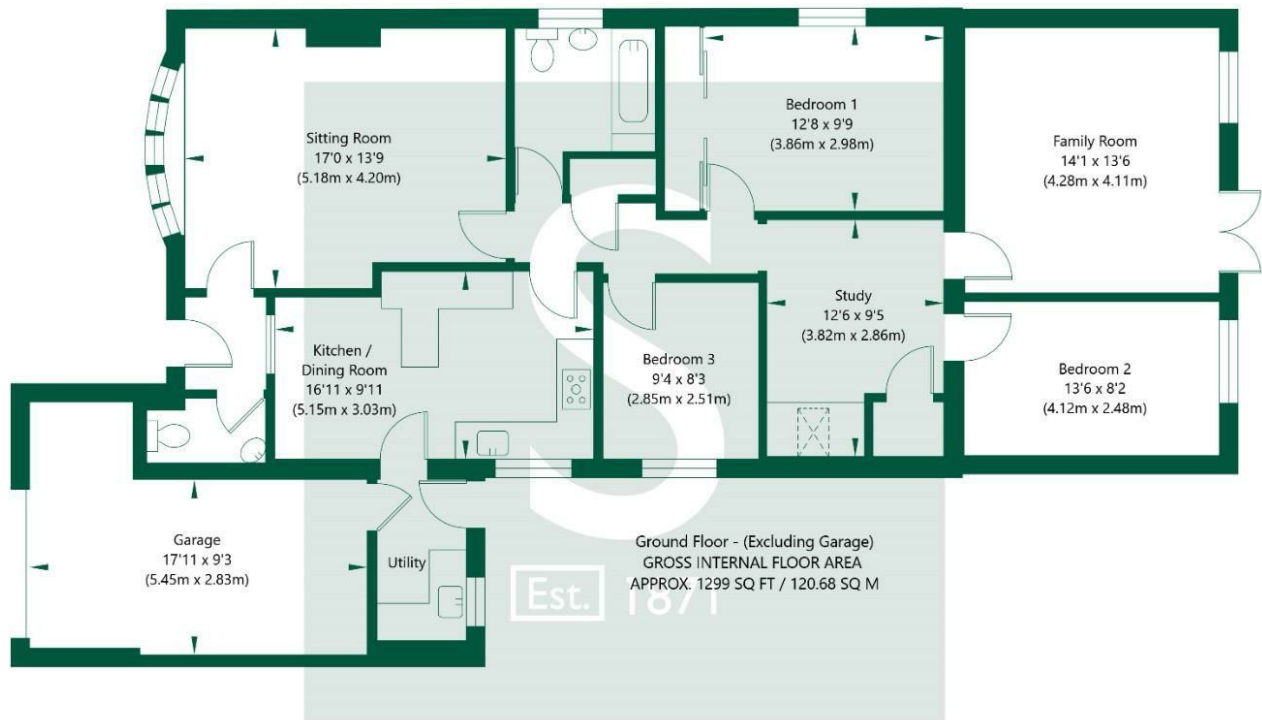
Services: All mains services connected

EPC Rating: TBC

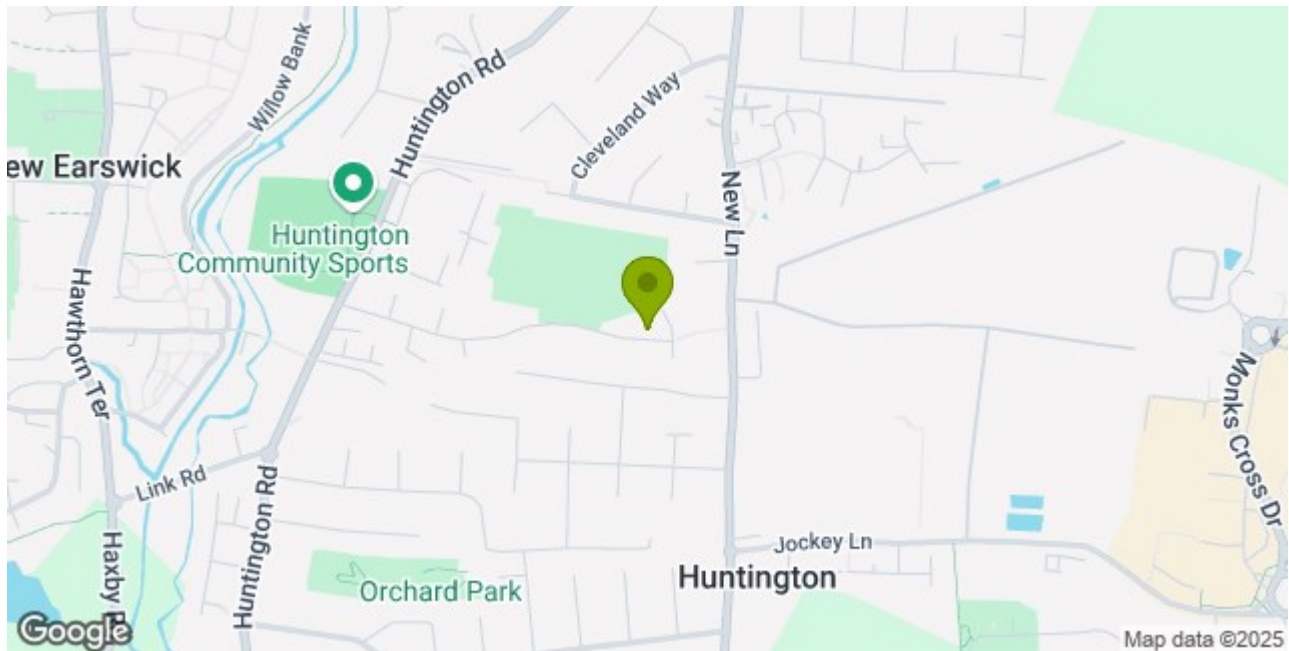
Council Tax: TBC - City of York

Viewings: Strictly via the selling agent

Stratford Way, York, YO32 9YW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1299 SQ FT / 120.68 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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