



**Cleveland Terrace, Huntington York YO32 9PD**

**welcome to**

**Cleveland Terrace, Huntington York**

A fantastic first time buy or ideal investment property standing off the main road in the ever popular Huntington area, and benefits from Monks Cross and Vangarde Shopping nearby. Huntington is ideal for commuters travelling to York and also the A1237 leading to the A59 or A64.



### Entrance Porch

A carpeted entrance porch with carpeted floors and a window to the side.

### Inner Hall

The inner hall has laminate flooring, an understairs storage cupboard, a radiator and the stairs up to the first floor.

### Lounge

14' 3" x 10' 7" ( 4.34m x 3.23m )

The lounge has laminate flooring throughout, a window to the front, a tv point and a radiator.

### Kitchen

10' 7" x 9' 9" ( 3.23m x 2.97m )

A fitted kitchen with wall/base units, a hob, an oven, an Ideal boiler, space for a fridge/freezer, plumbing for a washing machine, laminate flooring throughout, a window and a door to the rear of the home,

### Landing

A carpeted landing with the stairs up from the ground floor and the stairs up to the loft room.

### Bedroom One

10' 8" x 9' 10" ( 3.25m x 3.00m )

The first double bedroom has carpeted floors throughout, a radiator and a window looking over the rear of the home.

### Bedroom Two

10' 7" x 7' 8" + access ( 3.23m x 2.34m + access )

The second double bedroom has carpeted floors, a radiator and a window to the front of the home.

### Bathroom

The house bathroom has a bath tub with a shower, laminate flooring, a w.c, a wash hand basin and an extractor.

### Loft Room

10' 7" into recess x 9' 8" + recess ( 3.23m into recess x 2.95m + recess )

The loft room is a versatile space with carpeted floors, a skylight, sloping ceilings and storage in the eaves

### Exterior

The front of the home there is a lawn garden with on street parking. Around to the rear there is an easy to maintain patio garden with fence to surround and gated access to the rear.



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](http://www.focalagent.com)



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welcome to

## Cleveland Terrace, Huntington York

- A WELL PRESENTED TWO BEDROOM HOME
- VERSATILE LOFT ROOM
- SOUGHT AFTER LOCATION OF HUNTINGTON
- CLOSE TO MONKS CROSS AND VANGUARD SHOPPING PARKS
- LOW MAINTENANCE GARDENS

Tenure: Freehold EPC Rating: Awaited

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR108295 - 0002

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