



5 Wood Way  
Huntington, York YO32 9QG

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9QG**

**£260,000**

A much loved family home sat in a cul-de-sac location on Wood Way in Huntington. This delightful semi detached bungalow has been well maintained but also offers scope to update should you wish. The property boasts a spacious and bright lounge, kitchen with pantry, bathroom and two comfortable bedrooms.

Another bonus to the property is the off street parking, a large driveway for at least 2 cars, there is also a garage for storage and gardens to the front and rear.

With local amenities and Monk Cross/Vanguard within close proximity you will be spoilt for choice. Don't miss out on the chance to own this lovely property, call now 01904 631631.

Council Tax Band C  
EPC Rating D

**Entrance Porch**

UPVC door and side light. Built in cupboard with sliding doors, handy for coats and shoes. Radiator. Door into the lounge.

**Lounge**

A bright and spacious room with UPVC window, gas fire and radiator.

**Kitchen**

Fitted with high and low level units. Sink and drainer unit. Space for freestanding cooker. Pantry cupboard with shelving. UPVC window. Radiator. Door to rear lobby.

**Rear lobby**

UPVC part glazed door to side access. Door into cupboard housing boiler.





### Inner Hall

Loft access with pull down ladder. Doors to further rooms.

### Bedroom One

With fitted wardrobes. UPVC window. Radiator.

### Bedroom Two

UPVC window. Radiator.

### Bathroom

With three piece fitted suite comprising; Bath with electric shower over, wash hand basin and toilet. Opaque UPVC window. Radiator. Extractor fan.

### Outside

To the front of the property is a garden with lawn and pathway leading to the entrance door of the property. There are low level flower boarders, fencing and hedging. The large driveway offers off street parking for at least 2 cars and leads to the rear garage and garden.

To the rear of the property is mainly laid to lawn with two patio areas. Additional flower boarders, mature shrubs and hedging adds another touch of greenery to this spacious garden.

### Garage

With power and light. Up and over door with additional side access.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

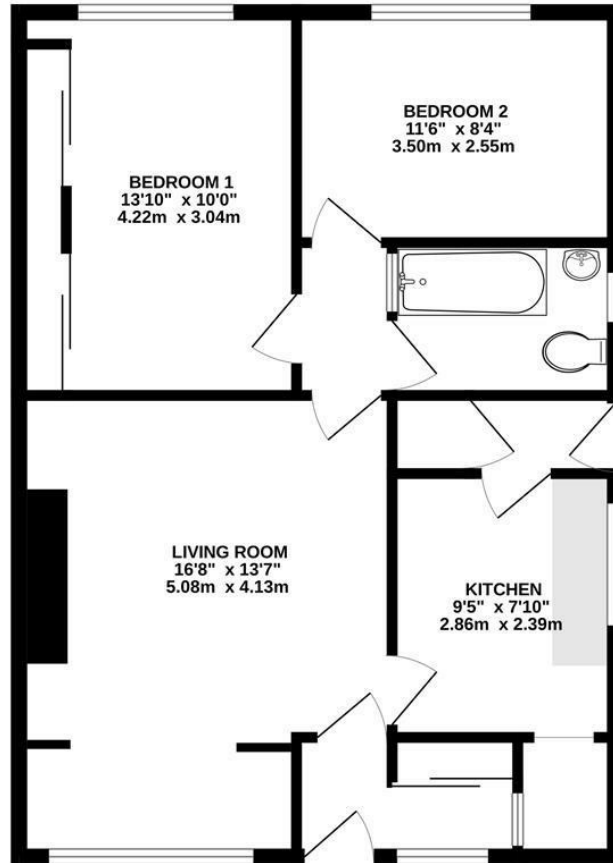
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

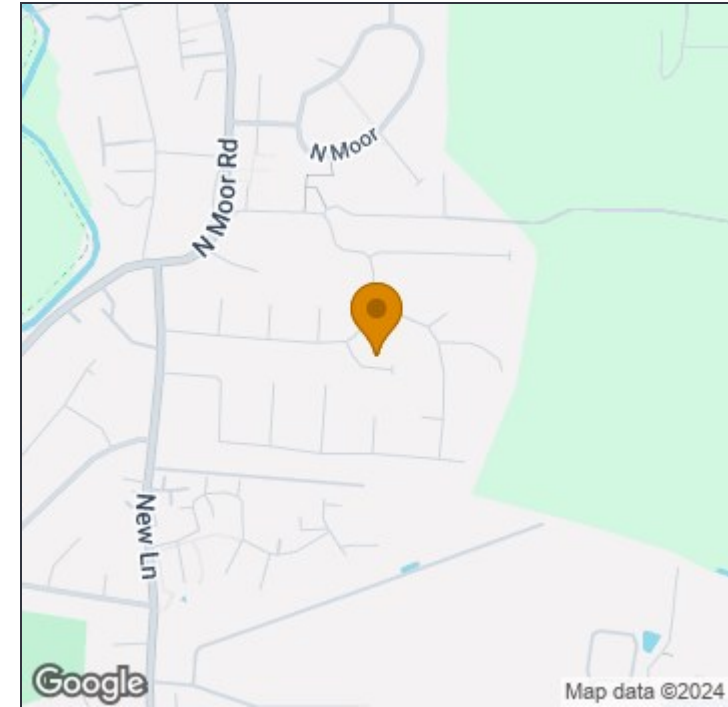
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (60.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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