



Cedar Cottage, 3 Chiltern Way Huntington

York, YO32 9RS

Guide Price £425,000



NO ONWARD CHAIN! A QUALITY THREE BEDROOM DETACHED HOME. Located on this quiet cul-de-sac off North Lane in Huntington, we as Agents are delighted to offer for sale this superb property conveniently positioned for York's historic city centre, Monks Cross shopping park, the outer ring road as well as Huntington's many popular schools and amenities. This well cared for home offers bright and versatile living accommodation and benefits from uPVC glazing and central heating throughout. It fully comprises entrance hallway, 23ft dining kitchen with fitted appliances, lounge with French doors to garden, conservatory, ground floor double bedroom/study, shower room, first floor landing, two further double bedrooms and a three piece bathroom. To the outside is a paved parking space with car port, single garage with power and electric, gardens to front and rear with patio areas, lawn and a timber storage shed. An accompanied viewing of this highly impressive property is strongly recommended.



Entrance Hall

Composite entrance door, uPVC window to rear, storage, carpeted stairs to first floor, double panelled radiator. Karndean flooring.

Kitchen/Dining Room

23'10 x 10'4 (7.26m x 3.15m)

Kitchen area with uPVC window to front, fitted wall and base units, one and a half stainless steel sink and draining board, five ring gas hob, integrated fridge freezer, eye level double oven, built-in dishwasher, double panelled radiator, power points, recessed spotlights. Karndean flooring. Dining area with uPVC window to rear, double panelled radiator, TV point, power points. Karndean flooring.



Lounge

14'3 x 12'2 (4.34m x 3.71m)

uPVC French doors to garden and uPVC window to front, double panelled radiator, TV point, power points, spotlights. Vinyl flooring.





Conservatory

12'10 x 10'0 (3.91m x 3.05m)
uPVC windows and door to patio, power points. Vinyl flooring.

Bedroom 3/Study

12'2 x 9'7 (3.71m x 2.92m)
uPVC window to side, double panelled radiator, power points. Vinyl flooring.

Shower Room/WC

Opaque uPVC window to front, wash hand basin, low level WC, walk-in shower cubicle, towel rail/radiator. Tiled flooring.

First Floor Landing

Double panelled radiator, power points.
Carpet. Doors to:

Bedroom 1

16'4 x 12'2 (4.98m x 3.71m)
uPVC windows to front and side, fitted wardrobes, double panelled radiator, power points. Carpet.

Bedroom 2

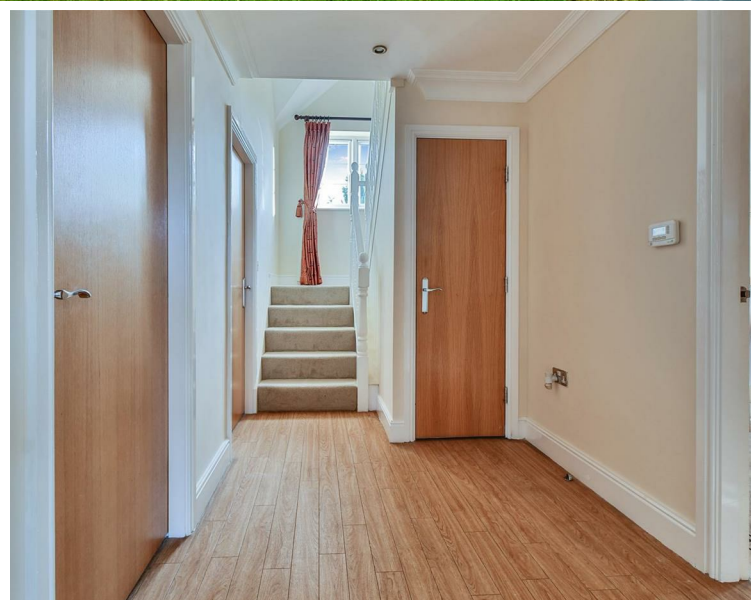
16'4 x 12'2 (4.98m x 3.71m)
uPVC windows to front and side, fitted storage, double panelled radiator, power points. Carpet.

Bathroom

Velux window, panelled bath, wash hand basin, low level WC, part tiled walls, shaver point, recessed spotlights. Vinyl flooring.

Outside

Paved parking space with car port, single garage with power and lighting and electric up and over door. Rear garden laid to lawn with timber fence boundary, patio area, flower borders, timber storage shed.



FLOOR PLAN

