

NO ONWARD CHAIN! CUL-DE-SAC POSITION! Nestled in the sought after residential area of Huntington, this charming three bedroom semi-detached bungalow at Gorse Paddock offers delightful bright and modern living accommodation. The property is ideally situated for excellent commuter links to York city centre and the train station, plus convenient access to Monks Cross shopping centre and Vanguard. The property comprises an abundance of natural light that fills the spacious living areas, creating a warm and inviting atmosphere. The well maintained interiors are complemented by thoughtfully designed spaces, making it an ideal home for families or those looking to downsize. The bungalow boasts three bedrooms and the well kept gardens surrounding the property provide lovely outdoor spaces. This home is a wonderful opportunity for anyone looking to settle in Huntington. Don't miss the chance to make this delightful bungalow your own, call Churchills Estate Agents today to arrange an accompanied viewing.



Entrance door, window to rear, range of modern wall and base units, space for appliances, radiator, power points.

Lounge

Bay window to front, radiator, TV point, power point.

Bedroom 1

Window to rear, radiator, power points.

Bedroom 2

Windows to front and side, radiator, power points.

Bedroom 3

Window to side, radiator, power points.

Bathroom

Opaque window to side, panelled bath, wash hand basin, low level WC.

Outside

Front garden and driveway providing ample















off street parking and leading to a single garage. To the rear is a well maintained enclosed garden with lawn and patio areas, raised borders and timber fence surround.





FLOOR PLAN LOCATION GROUND FLOOR 627 sq.ft. (58.2 sq.m.) approx. New KITCHEN 11'9" x 10'2" 3.6m x 3.1m Jockey Ln Huntington Rd Huntington Orchard Park Brockfield Park Dr BEDROOM/ STUDY 9'0" x 7'1" BEDROOM 2.7m x 2.2m 11'10" x 9'1" 3.6m x 2.8m Highthorn Rd BATHROOM 6'3" x 5'7" 1.9m x 1.7m Anthea Dr Anthea Dr Yearsley Grove Coogle Map data @2025 LIVING ROOM 16'1" x 11'6" **Energy Efficiency Rating** 4.9m x 3.5m BEDROOM 12'6" x 7'10" 3.8m x 2.4m Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 87 70 (69-80) (55-68) (39-54) (21-38) G TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx. Whilst every alternst has been made to ensure the accuracy of the fluorish, in consumeration of rooms and any own terms are approximate. If included in this plan the granginations will been pain of the central illustrative proposes only and detailed be used as such by any prospective purposes. The restriction, sylvens and appliances shrout have not been haired as on the parameter as to their operability. Made with these proposes proposes are to their operability. Made with these proposes of the parameter as to their operability. Not energy efficient - higher running costs

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

EU Directive

2002/91/EC

England & Wales