



27 Trent Avenue, Huntington
York, North Yorkshire YO32 9SE

Guide Price £349,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market a superb three bedroom detached bungalow, situated on a quiet street in the highly sought after location of Huntington, just to the North of the York and well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, schools and both the Monks Cross and Vangarde shopping centres close at hand. If you're looking to put your own stamp and style on a property then this bungalow is just for you, although you can easily move into the house, you could pick your own bespoke kitchen and decorate to your own taste, creating a fabulous home. Appealing to a multitude of buyers including young professional couples, singles and those looking to retire, this property will be very popular. The accommodation briefly comprises; Entrance porch, leading to the small hallway with an airing cupboard. Then onwards into the spacious bay fronted living room with a feature stone fireplace. Passing through the inner lobby with a storage cupboard, door lead us into the fitted kitchen-diner with a range of fitted units and ample space for a table and chairs. We also find three bedrooms, two with built in wardrobes and a shower room. Outside to the front is a pretty garden and a block paved driveway providing ample off street parking, leading to a the attached garage/workshop, perfect for a car enthusiast or a hobby space, we also find a utility to the rear of the garage. Via a side gate, the house enjoys an enclosed fenced garden with a paved patio, just right for outside entertaining. The garden is ideal for those green fingered buyers, who like pottering outside with a greenhouse and garden shed. In summary, this superb property provides an exceptional opportunity to secure a home in a very popular location. Sold with no onward chain! An early internal viewing is a must!

Huntington is a popular suburb, just 2.6 miles north of York City Centre. The village boasts a wide range of local amenities including a Post Office with adjoining Newsagents, Shops, Pharmacist, Doctor's surgery, Hairdressers, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The area has a Primary School and falls within the catchment area for the highly regarded Huntington Secondary School.



Entrance Porch

7' 9" x 6' 3" (2.36m x 1.90m)

Entrance porch with double glazed windows and front upvc door. Door leading to...

Entrance Hall

Entrance upvc door to hallway, airing cupboard with wall mounted boiler* and radiator*. Door leading to...

Living Room

17' 0" x 13' 6" (5.18m x 4.11m)

Double glazed bay windows and window to the front and side aspects, feature stone fireplace inset electric fire*, ceiling coving, tv point* and radiators*. Door leading to...

Inner Lobby

Handy storage cupboard and radiator*. Doors leading to...

Kitchen/Diner

17' 2" x 10' 3" (5.23m x 3.12m)

The kitchen is fitted with a range of wall and base units, matching worktops over, incorporating a drainer sink with mixer taps. Integral appliances include an electric cooker*, dishwasher* and fridge*, double glazed windows to the side aspect, telephone point* and radiator*. Upvc door leading to the side.

Bedroom 1

13' 1" x 9' 8" (3.98m x 2.94m)

Double glazed windows to the rear aspect, built in wardrobes, ceiling coving, tv point* and radiator*.

Bedroom 2

12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed windows to the rear aspect, built in wardrobes, ceiling coving, tv point* and radiator*.

Bedroom 3

9' 4" x 7' 11" (2.84m x 2.41m)

Double glazed windows to the side aspect and radiator*.

Shower Room

7' 5" x 7' 3" (2.26m x 2.21m)

White three piece suite comprising: Shower cubicle with electric shower*, pedestal wash hand basin, low level wc, glazed windows to side aspect, extractor fan* and radiator*.

Utility room

Double glazed window to rear aspect and plumbing for a washing machine*,

Garage

16' 7" x 11' 0" (5.05m x 3.35m)

Garage with power and lighting. Up and over rolling door. Door leading to....

Outside

To the front of the property is a low walled front garden with shrub borders. A block paved driveway with ample off street parking leads to the garage. The rear garden has access via a side gate. To the rear is a fenced garden with shrub borders and a patio area perfect for outside entertaining, plus a greenhouse and garden shed.



Agents Note

EPC Rating D and Council Tax Band D.

Broadband supplier: Shell.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Shell.

Electricity supplier: Octopus Energy.



Energy performance certificate (EPC)27 Trent Avenue
Huntington
YORK
YO32 9SE

Energy rating

D

Valid until:

24 June 2034

Certificate number:

0310-2064-0360-2324-8915

Property type

Detached bungalow

Total floor area

88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).**Bishops Personal Agents**

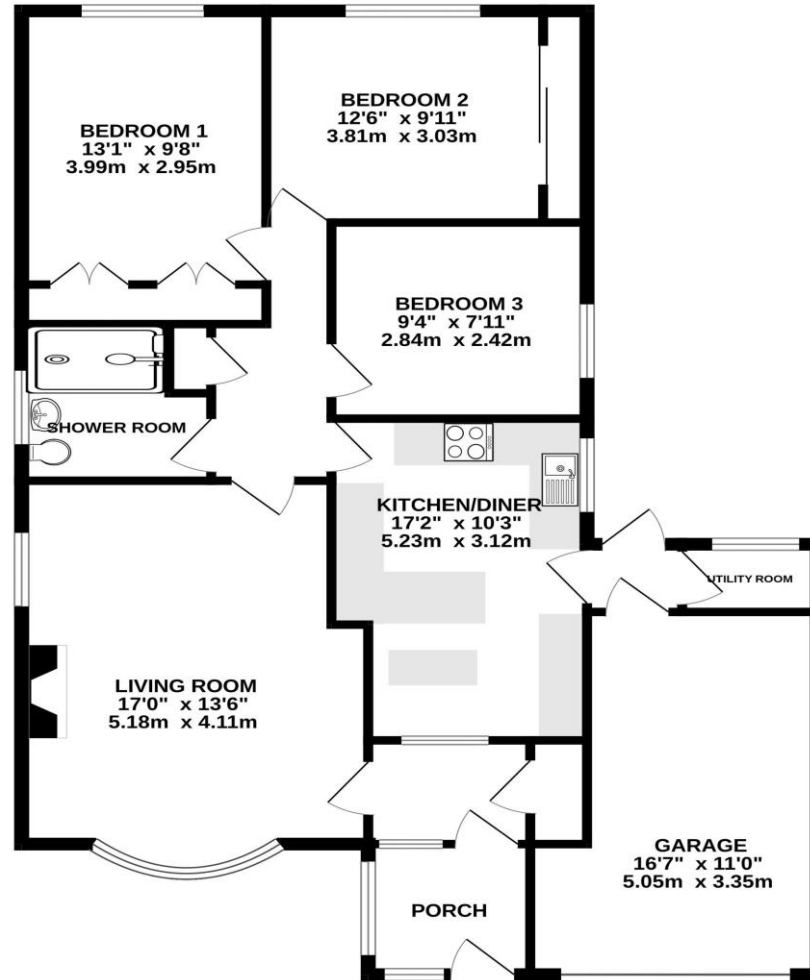
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GROUND FLOOR



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