



6 Heather Close, Huntington
York, North Yorkshire YO32 9PB

Guide Price £279,950

BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market, a well presented two bedroom semi detached bungalow, set in a quiet cul-de-sac position, right in the heart of this very popular 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. This superb property has been recently decorated, rewired and has new fitted carpets throughout, will appeal to a multitude of buyers including first time buyers, couples, those looking to retire and even buy to let investors. The accommodation briefly comprises; Entrance porch to front, with doors leading to the bathroom and the spacious bay fronted living room. The focal point been the stone fireplace with a free standing electric fire. Further doors lead us into the kitchen, with a range of modern fitted units and a door leading outside to the side. From the central lobby, we find two well proportioned bedrooms and a separate cloakroom, completes this property. Outside to the front is a gated low maintenance garden with a driveway, providing ample off street parking, which in turn leads to the rear the house, where we find a fenced garden with a paved patio area, perfect for outside entertaining and lots of space to extend or erect a garage or garden shed. In summary, this lovely bungalow provides an exceptional opportunity to secure a home in a very popular location, with easy access into York and the surrounding areas. 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. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Porch

Upvc door leading to the entrance porch with double glazed windows to the front aspect. Door leading to...

Bathroom

5' 6" x 5' 1" (1.68m x 1.55m)

A two piece bathroom suite in white comprising; Bath with mixer tap and shower head, wash hand basin with mixer tap, double glazed window to the front aspect and radiator*.

Living Room

17' 5" x 14' 0" (5.30m x 4.26m)

Double glazed bay windows to the front aspect, feature stone fireplace with a free standing electric fire*, ceiling coving, tv point and radiator*. Doors leading to...

Kitchen

11' 8" x 7' 3" (3.55m x 2.21m)

A modern fitted kitchen with a range of wall and base units, sink with mixer taps, gas oven* with electric ignition*, 4 x gas hobs*, space for a fridge and freezer, plumbing for a washing machine* double glazed windows and upvc door to the side aspect and radiator*. Door leading to...

Cloakroom

7' 3" x 2' 10" (2.21m x 0.86m)

White two piece suite comprising: Pedestal wash hand basin, low level wc and double glazed window to side aspect.

Bedroom 1

11' 6" x 10' 8" (3.50m x 3.25m)

Double glazed windows to the rear aspect and radiator*.

Bedroom 2

10' 8" x 8' 5" (3.25m x 2.56m)

Double glazed windows to the rear aspect and radiator*.

Outside

To the front of the property is a fenced and gated driveway, providing ample off street parking and a low maintenance garden. To the rear is a fenced low maintenance garden with a paved patio area, perfect for outside entertaining.

Agents Note

EPC Rating C. Council tax band B.

Broadband supplier: Empty House, not connected.

Broadband speed: None.

Water supplier: Yorkshire Water.

Gas supplier: EDF Energy.

Electricity supplier: EDF Energy.







Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

6 Heather Close
Huntington
YORK
YO32 9PB

Energy rating
C

Valid until: **27 May 2035**

Certificate number: **0310-2618-0550-2825-7065**

Property type

Semi-detached bungalow

Total floor area

58 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>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Bishops Personal Agents

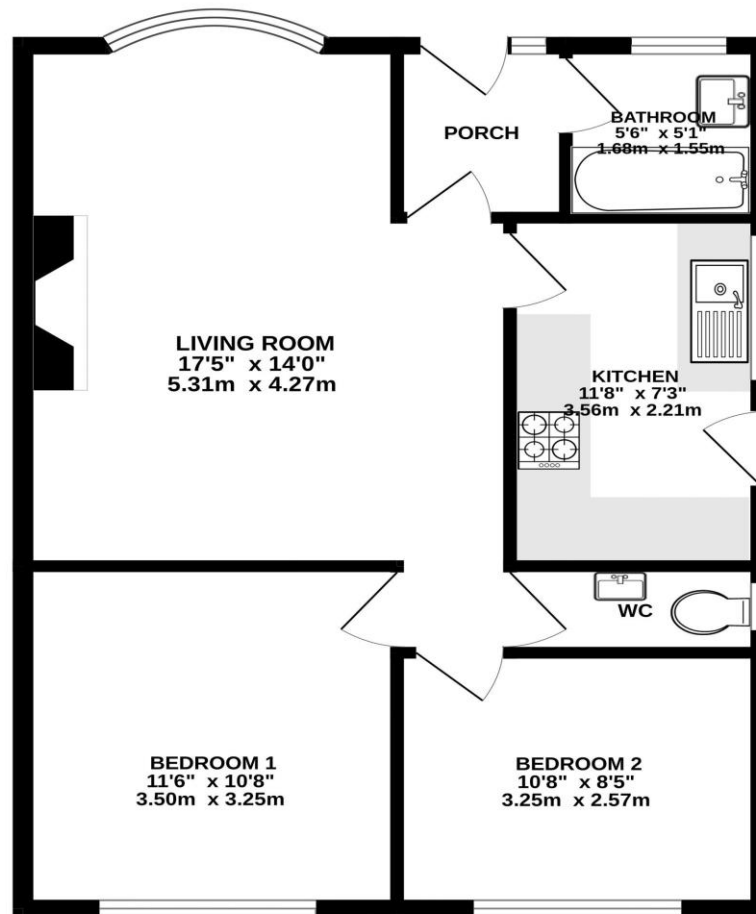
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GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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