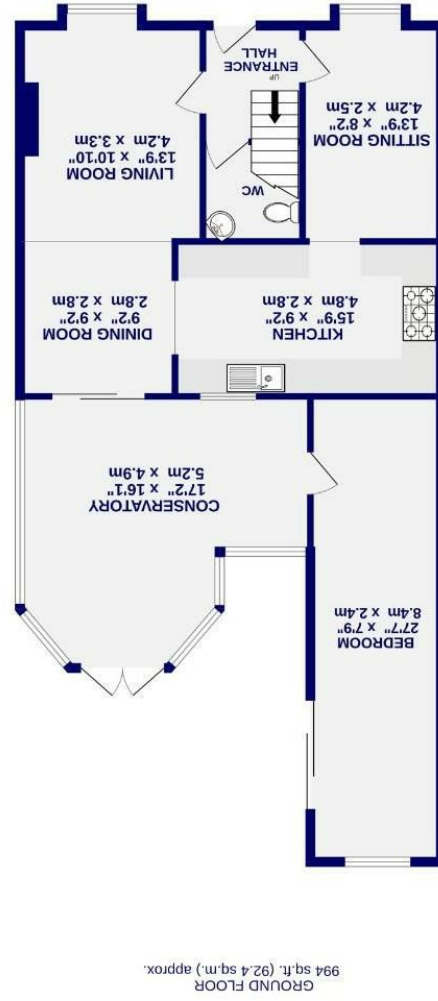


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

# Stephenson Close Huntington, York YO32 9GG

Freehold  
Council Tax Band - C

- Detached Family Home
- Five Bedrooms
- Two Bathrooms & Downstairs WC
- Open Plan Conservatory/Family Room
- Two Reception Rooms
- Large Private Back Garden
- Parking For Multiple Cars
- EPC - TBC



TOTAL FLOOR AREA: 1542 sq.ft. (143.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, fixtures and fittings shown have not been tested and no guarantee is given as to their operation.



Stephenson Close  
Huntington, York  
YO32 9GG

£435,000



A five bedroom, two bathroom detached family home with a large open plan conservatory/family room overlooking the rear garden.

The ground floor comprises an entrance hall leading to the living/dining room at the front which has a bay window and a gas fire in a feature surround. The spacious kitchen has matching wall and base units with worktops over incorporating a gas hob, extractor hood, electric oven/grill and spaces for a fridge freezer and dishwasher. The kitchen is also open to another reception room which has previously been used as the dining room but also offers potential for a reading room/snug. To the rear is a spacious open plan conservatory/family room providing access to the rear garden and the fifth bedroom which is a conversion of the original garage and offers space for a double bed and work area. There is also the potential of an additional en-suite to be added within the 5th bedroom. A cloakroom/WC off the entrance hallway completes the ground floor.

To the first floor is the master bedroom which has fitted wardrobes and an ensuite shower room/WC which has been recently refitted to a high specification. There are three further double bedrooms and a four piece family bathroom/WC.

Outside to the front is a paved garden with a gravelled area providing off street parking for at least 3 cars. To the rear is a private, low maintenance, paved garden with raised decking and a covered seating area perfect for families.

Stephenson Close is situated 1.7 miles north of the City Centre at Monk Bar and is in the catchment area for the highly regarded Huntington Secondary School.

Council Tax Band- C

