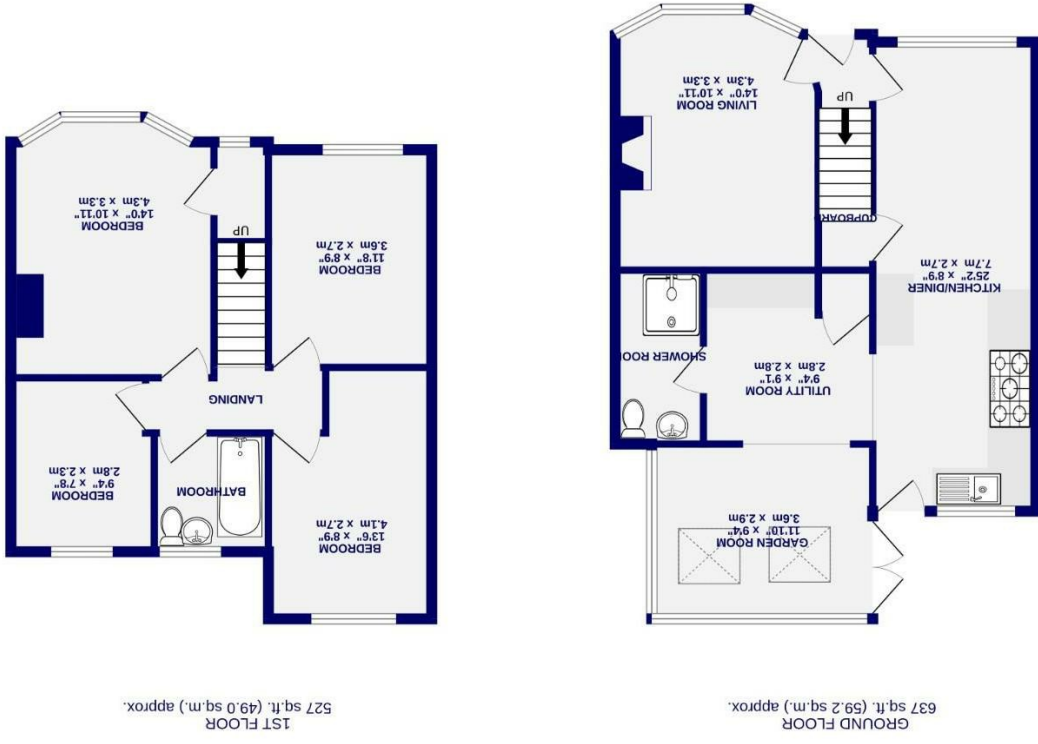


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.

- EPC- TBA
- Off Street Parking
- Modern House Bathroom
- Sought After Location
- Downstairs WC & Shower Room
- Utility Area
- Modern Kitchen Diner
- Traditional Semi detached
- Four Bedrooms

Freehold  
Council Tax Band - C

# Meadowfields Drive Huntington, York YO31 9HN



Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas and dimensions, it is included in this part of the particulars and forms part of the overall information. It is the responsibility of the purchaser to verify the accuracy of the measurements. The floor area and dimensions shown have not been tested and no guarantee as to their accuracy. Measurements are given in metres and feet and inches. The floor area and dimensions shown have not been tested and no guarantee as to their accuracy. Measurements are given in metres and feet and inches. The floor area and dimensions shown have not been tested and no guarantee as to their accuracy. Measurements are given in metres and feet and inches.



Meadowfields Drive  
Huntington, York  
YO31 9HN

£425,000



Ashtons Estate Agents are delighted to present this four bedroom, traditional, bay fronted semi detached home in Huntington. Nestled within the quiet Meadowfields Drive 'loop', with great access to York City Centre, local amenities, Monks Cross, Vanguard and of course the A64. The property is close to well regarded schools and local bus routes.

Upon entering the property into a hallway, to the right is the bright bay fronted living room with log burning fire place, creating a lovely ambience and mood anytime of the year. To the left of the hall is the light and spacious open plan dining/kitchen with an array of sleek stylish units and coordinating worktop, with a modern range style cooker and hob. Off the kitchen and hub of the home is a sizable utility area which leads to a contemporary shower room and W.C. A lovely light garden room is just off the kitchen/utility space and adds a further seating snug.

Off the first floor landing are four bedrooms. To the front is the generously sized double bedroom with a bay window which invites the natural light into the room. Two further ample sized double bedrooms are situated to the left of the stairs. A fourth smaller bedroom is to the rear and could be used as a home office or nursery. The modern house bathroom is accessed from the landing and has a white suite with shower over the bath and a built in vanity unit with sink.

Externally to the rear is a bright garden with a sunny patio area and a decking space inviting alfresco dining and a tranquil relaxing ambience. To the front of the property is a driveway, with space for three cars to be parked off the street.

In summary this four bedroom traditional semi detached home, sure to be popular, early viewing highly recommend.

Council Tax Band- C

