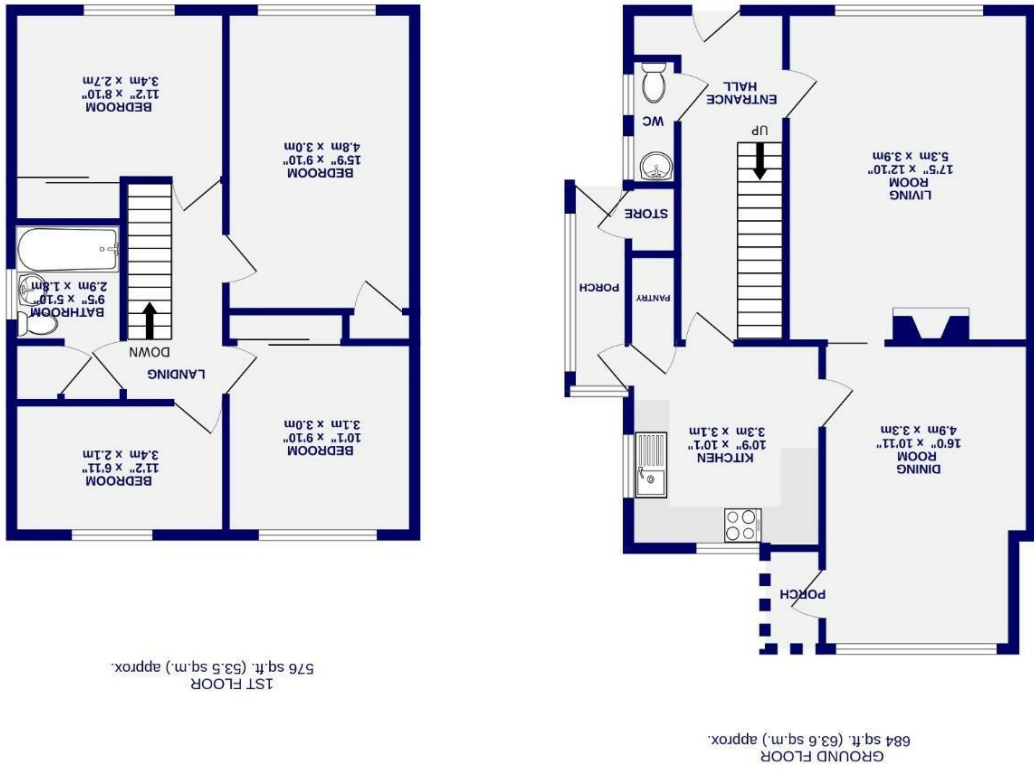


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Pear Tree Close
Huntington, York
YO32 9QZ

Freehold
Council Tax Band - D

- Semi-Detached Property
- Sought After Village Location
- No Onward Chain
- Four Bedrooms
- South Facing Rear Garden
- Detached Garage
- In Need Of Modernisation
- EPC - C



Pear Tree Close
Huntington, York
YO32 9QZ

£340,000



Located in the popular residential area of Huntington, is this spacious four bedroom semi-detached home set on a generous plot. Previously a much loved home, this property is now offered with no onward chain. Pear Tree Close is conveniently placed for easy access to York city centre and train station, and is close to a range of local amenities including shops, eateries, GP and schools.

Internally, the property briefly comprises; an entrance hall that leads into one of two reception rooms. With large windows overlooking the front of the property, natural light floods these spaces and creates a bright and airy feel. Set to the rear of the property is the kitchen which offers the potential for further updates, whilst currently comprising of wall and base units. There is also a useful downstairs toilet which could also be turned into a downstairs shower room if the coal shed was knocked through.

The first floor has four well proportioned bedrooms, and a family bathroom with shower over bath.

Externally, is a generous rear garden that offers the next owners great potential for extension (subject to the relevant planning permissions). To the front of the property is driveway parking, and access to the detached garage.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band - D

