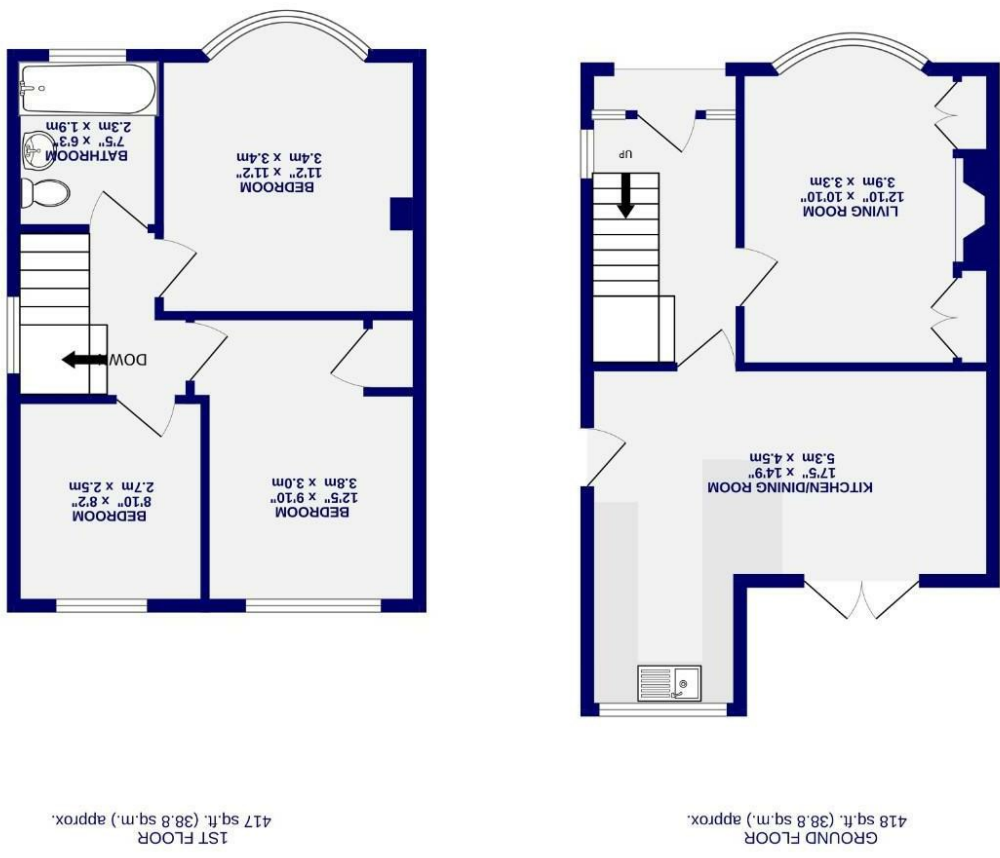


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Priory Wood Way Huntington, York YO31 9JG

Freehold
Council Tax Band - C

- Semi Detached House
- Beautifully Presented Throughout
- Three Bedrooms
- Open Plan Kitchen Diner
- Landscaped Rear Garden
- Popular Residential Area
- Driveway Parking
- EPC - D



TOTAL FLOOR AREA: 835 sq. ft. (77.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other items are approximate. It is included in the plan the agreement will form part of the overall contract and no responsibility is taken for any errors, omissions or mis-statements. The plan is for information only and should be used as a guide only. Purchasers should satisfy themselves by inspection and appliances shown have not been tested and no guarantee is given as to their operability. Made with AutoCAD 2024



Priory Wood Way
Huntington, York
YO31 9JG

£375,000



Located in the popular residential area of Huntington, just north of York, is this stunning three-bedroom semi-detached home. Immaculately presented throughout and upgraded by the current owners, this lovely home is ready to move into. Priory Wood Way is conveniently placed for easy access to the varied amenities Huntington has to offer, including Monks Cross and Vanguard shopping centres, as well as regular bus connections to the city centre and train station.

Internally, the property offers an entrance hall leading into the beautifully presented reception room at the front of the property. A large bay window allows light to flood in, and the room features bespoke built-in shelving on either side of the striking gas fire. Set to the rear of the property is the open-plan kitchen diner. Beautifully presented, this is the perfect space for hosting or spending time as a family. The kitchen is fitted with a range of shaker-style wall and base units, providing plenty of storage, in addition to some integrated appliances. The dining area is positioned in front of the French doors that lead out to the landscaped garden.

On the first floor are three well-proportioned bedrooms. The internal accommodation is completed by the three-piece family bathroom, featuring beautiful fixtures and fittings.

Externally, the property offers a landscaped garden to the rear, enclosed by fence boundaries. The garden includes a lawn and a patio area for outdoor seating. At the front, there is another garden and a driveway.

In summary, this is a superb property, ready to move into. Early viewing is highly recommended.

Council Tax Band- C

