OTAL FLOOR AREA: 1451 sq.ft. (134.8 sq.ft.) approx



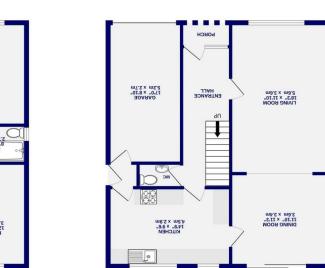
roperty on behalf of the vendor

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 property or that the property is in good structural condition or otherwise. Any areasurements, 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

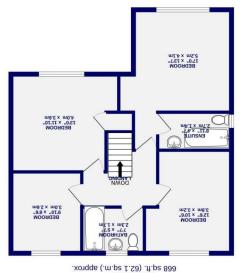
- Ebc D
- Sought After Location
  - No Onward Chain
- · Driveway & Integral Garage
  - Two Bathrooms
  - Four Bedrooms
  - Detached House

Freehold - E Band - E

Geldof Road Huntington, York YO32 9JT



GROUND FLOOR





## Geldof Road Huntington, York YO32 9JT

## Offers Over £425,000



4



This spacious four-bedroom detached home is located in the sought-after village of Huntington, just two miles from York city centre. Known for its welcoming community, Huntington offers a range of amenities, including York Stadium, Monks Cross shopping park, and the outstanding Ofsted-rated Huntington Secondary School.

The property features a front entrance porch leading to a central hallway. The lounge, with its elegant feature fireplace, flows into a dining room with sliding doors opening onto the rear garden. The large breakfast kitchen is fitted with ample storage units, a stone-effect worktop, and integrated appliances. A cloakroom W.C. and access to an integral garage complete the ground floor layout.

Upstairs, there are four generously sized double bedrooms. The main bedroom includes an en-suite shower room, and a family bathroom serves the remaining bedrooms.

The exterior offers a front garden and a driveway leading to the integral garage. At the rear, a spacious lawned garden with a patio provides an ideal space for outdoor enjoyment.

Council Tax Band - E



















