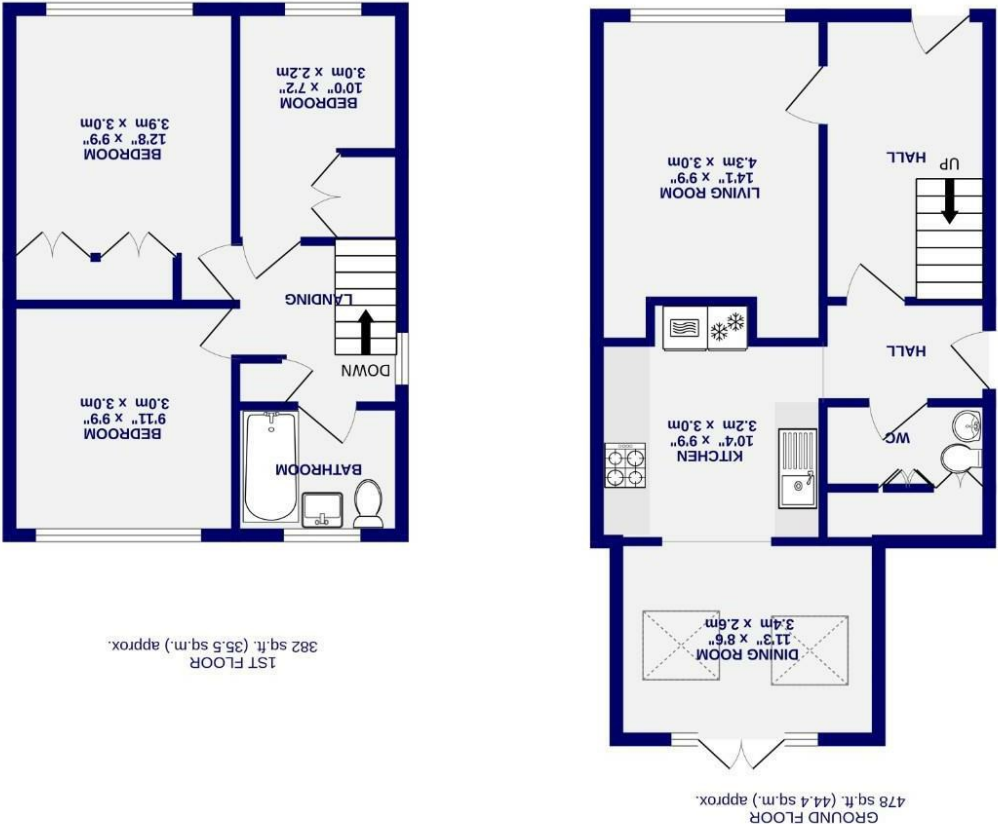




# Whenby Grove Huntington, York YO31 9DS

Freehold  
Council Tax Band - C

- Three Bedrooms Semi Detached Family Home
- Rear Extension With Modern Kitchen & Dining Room
- WC & Utility Room
- Full Roofing Felt Replacement
- New Bathroom & Double Glazing
- South Facing Garden With Indian Stone Patio
- Garage, Off Street Parking & Home Office
- Sought After location
- Well Presented Throughtout
- EPC C



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.



Whenby Grove  
Huntington, York  
YO31 9DS

£350,000

 3  1

Welcome to this immaculately presented three-bedroom family home located to the north of York, in this ever-popular residential area. It is ideal for access to the city centre, the outer ring road, and the varied local amenities that Huntington village and Vangarde shopping centre have to offer. This spacious and well thought out semi-detached home is positioned in a quiet cul-de-sac, away from main roads.

As you enter, you are greeted by a large entrance hall with stunning engineered wood flooring. To the right of the hall is the modern living room, featuring a focal fireplace, offering a place to relax and unwind. The entrance hall then leads to a second hallway with a downstairs WC and a hidden utility space, which in turn leads to the stunning, well-laid-out modern kitchen. The kitchen boasts an array of sleek wall and base units, stylish quartz worktops, integrated appliances and LVT vinyl click flooring. Providing a space to prepare culinary delights for family entertaining in the stunning dining area. This space is bathed in natural light from the rooflights and patio doors leading to the garden.

On the first floor, you'll find two generously sized double bedrooms and a third good-sized single room, ideal for use as a bedroom, nursery, or office. The house bathroom is tastefully tiled, featuring a white suite and a shower over the bath.

Externally, to the front of the property, there is a driveway and off-street parking. To the rear, you'll find a garden retreat with a laid lawn and a patio, perfect for inside-outside living with the patio doors. This is a great space for enjoying a morning coffee or entertaining guests. The garage offers additional storage, and the rear portion has been cleverly renovated to serve as a functioning home office.

Nestled on a good-plot and offering truly spacious, flexible accommodation, this property is ideal for the growing family. It is sure to appeal to a range of potential buyers.

