**EAVES STORAGE** 



property on behalf of the vendor.

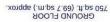
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular property or that the property is in good structural condition or otherwise. Any areasurements, floor plans or distances referred 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 LBC
- Sough After Location
  - Quiet Cul-De-Sac
- Garage and Driveway
  - En suite Bathroom
    - Master Bedroom
- Spacious Living Room
- Modern Kitchen & Separate Dining Room
  - Three Double bedrooms
  - · Semi Detached Dorma Bungalow

Freehold Council Tax Band - C

Hawthorn Spinney, York YO31 9JQ







## Hawthorn Spinney , York YO31 9JQ

## Offers Over £350,000



3



Ashtons Estate Agents is delighted to offer this spacious three bedroom dormer bungalow nestled in a quiet cul-de-sac within the highly desirable village of Huntington, this wonderful home offers a perfect blend of space, comfort, and convenience. Renowned for its welcoming residential community, the area provides easy access to Monks Cross Shopping Centre, Vangarde Retail Park, the new stadium development, and a wide range of local amenities just a short walk away.

Beautifully maintained and tastefully presented throughout, this property makes a truly lovely home. Entering via the side entrance, you're welcomed into a generously sized kitchen fitted with a sleek range of wall and base units, offering ample storage and complemented by stylish worktops, ideal for both food preparation and display. An elongated window frames views of the lush rear garden, while a separate dining area with French patio doors offers the perfect setting for family meals or entertaining.

From the kitchen, an inner hallway leads to two spacious double bedrooms and the living room, which is located to the front of the home, filled with natural light from a large window, creating a warm and inviting atmosphere. A modern ground-floor shower room and WC complete the ground floor.

Upstairs, the generous principal bedroom features built-in storage and enjoys tranquil views over the rear garden. A standout feature is the stunning en-suite bathroom, complete with a chic bath set on contemporary wooden stilts, adding a touch of boutique hotel-style luxury.

Externally, the property benefits from a driveway and parking to the front, leading to a good size garage, while the rear garden is laid to lawn with a patio area perfect for enjoying your morning coffee or hosting guests during the warmer months.

A viewing is highly recommended to fully appreciate the delightful location and versatile living space this charming home has to offer.

Council Tax Band- C



















