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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 importance to you, please contact the office and we would be pleased to check the 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 astatements. 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 astatements of each of the

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  - West Facing Rear Garden
  - · Detached Garage & Driveway
    - Modern Family Bathroom
    - Extended Dining Kitchen
      - Two Double Bedrooms
    - Semi Detached Bungalow

Freehold Council Tax Band - C

YO31 9EP Huntington, York





GROUND FLOOR 659 sq.ft. (61.2 sq.m.) approx.



## Beech Glade Huntington, York YO31 9EP

## £280,000



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Located in a quiet cul-de-sac in ever-popular Huntington, this spacious and well-maintained two bedroom semi-detached bungalow is offered with no onward chain. Just off New Lane, the property enjoys easy access to local shops and amenities, excellent bus routes into York city centre, and the retail and leisure facilities at Monks Cross and Vangarde.

Internally, the accommodation has been thoughtfully arranged and is well presented throughout. A bright entrance hall leads through to the main lounge, a generous space with a bay window and feature fireplace. Two well-proportioned double bedrooms sit alongside a modern three-piece bathroom. The original third bedroom has been opened up to create a large dining kitchen – a fantastic space for everyday living or entertaining – fitted with contemporary slate grey units and a range of integrated appliances.

Externally, the property sits on a generous plot with low-maintenance gardens to the front and rear. A long driveway offers ample off-street parking and leads to a detached single garage. The rear garden is fully enclosed, enjoying a lawn, patio seating area, and raised borders.

A fantastic opportunity in a prime residential location – early viewing is recommended.

Council Tax Band- C



















