

LANCASTER
SAMMS

9 Southdown Road, Huntington

York

£265,000



A three bedroom semi detached bungalow quietly tucked away on a cul-de-sac in the sought after village of Huntington. The property is offered with the advantage of vacant possession and no onward chain.

The property opens to the front into the kitchen with a series of matching wall and base units with undercounted spaces for appliances as well as integrated oven and grill, gas hob with extractor and fridge/freezer.

The lounge is generously proportioned with space for living furniture as well as a dining table and chairs.

The bedrooms are accessed from an inner hallway with large storage cup board. Two of the bedrooms are double rooms, whilst the third bedroom is often used as a dining room. They share use of a shower room completing the internal accommodation.

Externally, the property sits back behind a dwarf stone wall with lawn and planted borders. There is a driveway down the side of the house leading to a detached garage with a low maintenance rear garden with fenced boundaries.

LOCATION

The property is in the village of Huntington 3 miles north of York City Centre. The village boasts a wide range of local amenities including a Post Office with adjoining Newsagents, shops, Pharmacist, Doctor's surgery, Hairdressers, Public House, Library and a frequent bus service into the city centre. The York Outer Ring Road (A1237) less than 1 mile further north and the shopping parks at Monks Cross, Vangarde and Clifton Moor and the A64 are within easy reach by car. The village has a Primary School and falls within the catchment area for the highly regarded Huntington Secondary School.







Southdown Road, York, YO32 9RW



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 763 SQ FT / 70.89 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 763 SQ FT / 70.89 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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