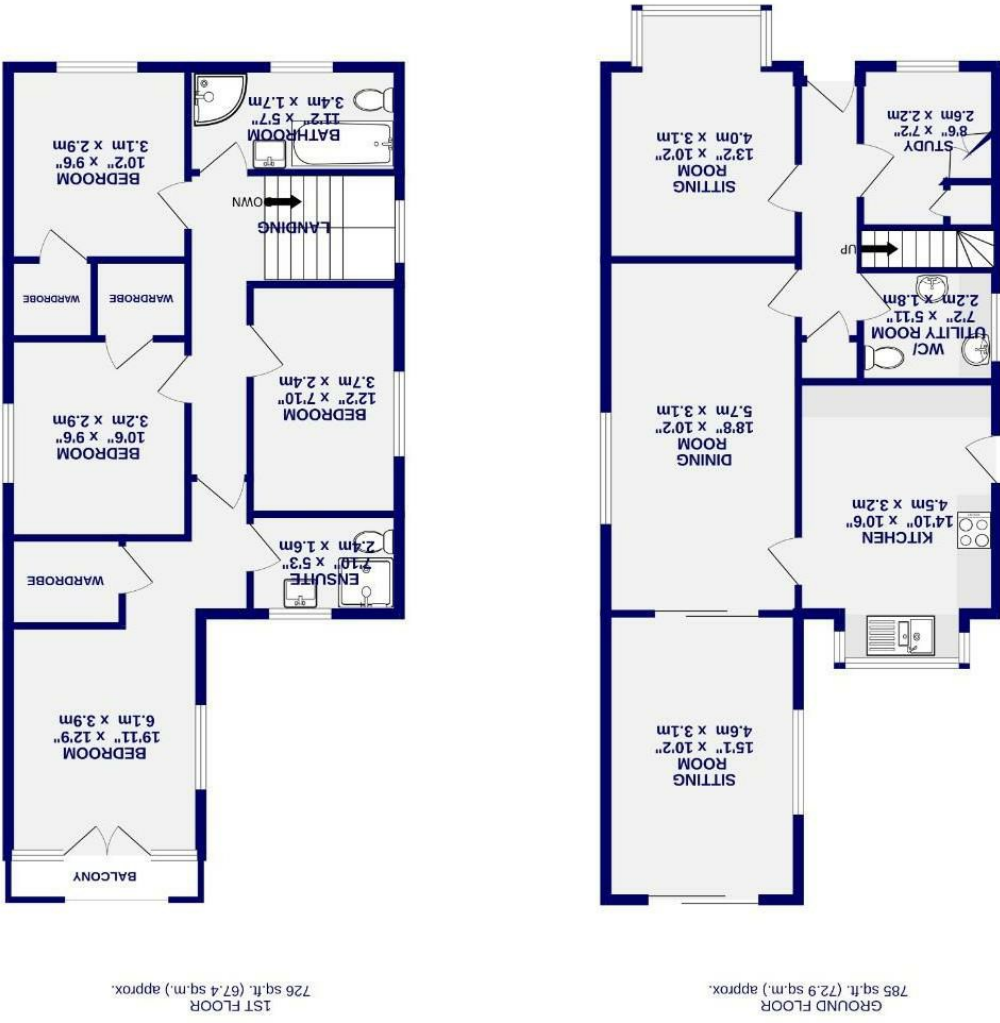


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact', if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 property on behalf of the vendor.

TOTAL FLOOR AREA: 1511 sq ft (140.4 sq m), approx.  
 Note every attempt has been made to ensure the accuracy of the floorplan, measurement of rooms and any other areas and to incorporate it in the floor plan. However, the floor plan is not intended to be a precise representation of the property and should not be relied upon as a statement of fact. The floor plan is not intended to be a precise representation of the property and should not be relied upon as a statement of fact. The floor plan is not intended to be a precise representation of the property and should not be relied upon as a statement of fact.



# Meadowfields Drive Huntington, York YO31 9HW

Freehold  
 Council Tax Band - D

- Detached House
- Four Bedrooms & A Study
- Two Bathrooms
- Over 180 Sqft Rear Garden
- Driveway & Garage
- New Modern Kitchen
- Rear Balcony
- EPC D



Meadowfields Drive  
Huntington, York  
YO31 9HW

£550,000

4 2

A spacious four bedroom detached home set within the ever popular location of Huntington, offering extensive living accommodation and a stunning rear garden.

The property has been owned for the past three to four years and has been updated during this time, including a modernised kitchen finished in light grey handleless units with a marble effect worktop and a range of integrated appliances. It now presents as a well balanced family home, ready for immediate occupation.

Access is via a front entrance hallway with stairs to the first floor and doors leading to the ground floor accommodation. The layout offers excellent versatility with four reception rooms including two lounges, a dining room and a home office, ideal for modern family living.

To the rear, the main living areas enjoy views over the garden, with patio doors providing direct access outside. The kitchen sits off the dining space and offers a clean, contemporary finish, complemented by a separate utility room and downstairs W.C.

To the first floor, there are four well proportioned double bedrooms. The principal bedroom benefits from a walk in wardrobe, en suite shower room and doors opening onto a balcony overlooking the rear garden. The remaining bedrooms are served by a modern family bathroom with both bath and separate shower.

Externally, the property is approached via a driveway leading to a detached double garage, part of which is currently used as a games room. To the rear is an approximately 184 ft garden with a raised patio leading down to a substantial lawn, backing onto the River Foss and offering a private, tree lined outlook.

A rare opportunity to acquire a four bedroom detached home with generous space, a large plot and direct riverside setting in a sought after residential location.

