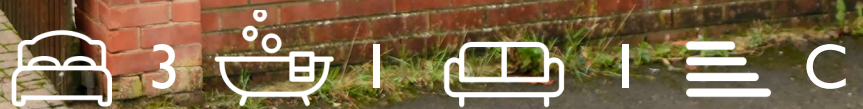




HUNTERS®
HERE TO GET *you* THERE



Thornfield Drive, Huntington, York

Guide Price £275,000



NO ONWARD CHAIN

Located in a cul-de-sac in Huntington, this three-bedroom semi-detached house offers a living room, conservatory, kitchen, and ground floor WC. The first floor has two double bedrooms, one single bedroom, and a shower room. Outside, there is a block-paved driveway with gated access, a carport, a detached garage, and a south-facing rear garden. The property is sold with no onward chain and provides access to local amenities, schools, York city centre, and the A64. Council Tax Band: C EPC Rating: C

- *** 3 BED SEMI DETACHED HOUSE ***
- NO ONWARD CHAIN
- IN NEED OF SOME UPDATING
- CUL DE SAC POSITION
- CONSERVATORY
- GARDEN & GARAGE TO REAR
- COUNCIL TAX BAND C
- EPC RATING C

Huntington

Huntington is a popular and well-established village located just north of York city centre. It offers a blend of traditional charm and modern convenience, with excellent local amenities including shops, pubs, schools, and leisure facilities. The village benefits from strong community spirit and easy access to Monks Cross and Vangarde shopping parks, as well as good transport links to York, the A64, and surrounding areas. With its mix of green spaces, good schools, and convenient location, Huntington is a sought-after area for families and commuters alike.

Property Description

This three-bedroom semi-detached house is located in a quiet cul-de-sac in Huntington. The front of the property features a block-paved driveway with gated access and a carport to the side, leading to a detached pre-fabricated single garage.

Entering through a UPVC front door, you are welcomed into a hallway with a staircase to the first floor, a radiator, and access to both the living room and kitchen. The living room is dual aspect, with a UPVC window to the front and sliding double-glazed doors leading to the conservatory. It features a coal-effect gas fire as a central focal point and two radiators. The conservatory benefits from double glazing on three sides, a tiled floor, a radiator, and a door opening onto the rear garden.

The kitchen includes a one-and-a-half bowl sink and drainer, a UPVC window overlooking the rear garden, and a range of fitted wall and base units with complementary work surfaces. There is space for a fridge-freezer, and the area beneath the stairs has been converted to include a WC with a wash hand basin and extractor fan.

The landing has a UPVC double-glazed window to the side and provides access to all bedrooms and the shower room. The main double bedroom is positioned at the front, with a UPVC window and radiator. The second bedroom overlooks the rear garden and also includes a radiator and UPVC window. The third bedroom is a single room with a window to the front and a radiator. The shower room features a corner shower cubicle with plumbed-in shower, close-coupled WC, pedestal wash hand basin, and an opaque UPVC window to the rear. There is also a

chrome towel radiator and a cupboard housing the gas combination boiler (newly installed in November 2024). Loft access with pull-down ladders is available from the landing.

Externally, To the rear, the property enjoys a south-facing, mainly lawned garden with mature borders, hedging, and fencing for privacy.

Additional Information

New gas boiler installed November 2024

Updated electrics in 2024

EPC Rating C

Council Tax Band C

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







