



## Brecks Lane, Huntington, York Offers In Excess Of £450,000

A fantastic opportunity to acquire a substantial detached property in need of renovation. Sat on an enviable plot with large garden, tucked away down a private road in Huntington, this home is offered for sale with no onward chain.



## The Property

The property, which is in need of a thorough programme of modernisation, is entered via a solid wood panelled front door into an entrance hall with WC and a separate wet room. The central entrance hall gives access to all the ground floor rooms and has stairs to first floor accommodation. The ground floor briefly comprises a large spacious sitting room, large dining room, garden room, utility room and kitchen.



To the first floor are five bedrooms and two bathrooms. The master bedroom is an extremely large double room to the rear elevation with bedrooms 2, 3 and 4 also well proportioned double rooms. Bedroom 5 completes the bedroom accommodation and is a smaller double room or large single room. Both the house bathroom and shower room are well proportioned but in need of refurbishment.

The property itself benefits from a well proportioned rear garden which is mainly laid to lawn and has separate access into the site via it's own driveway.

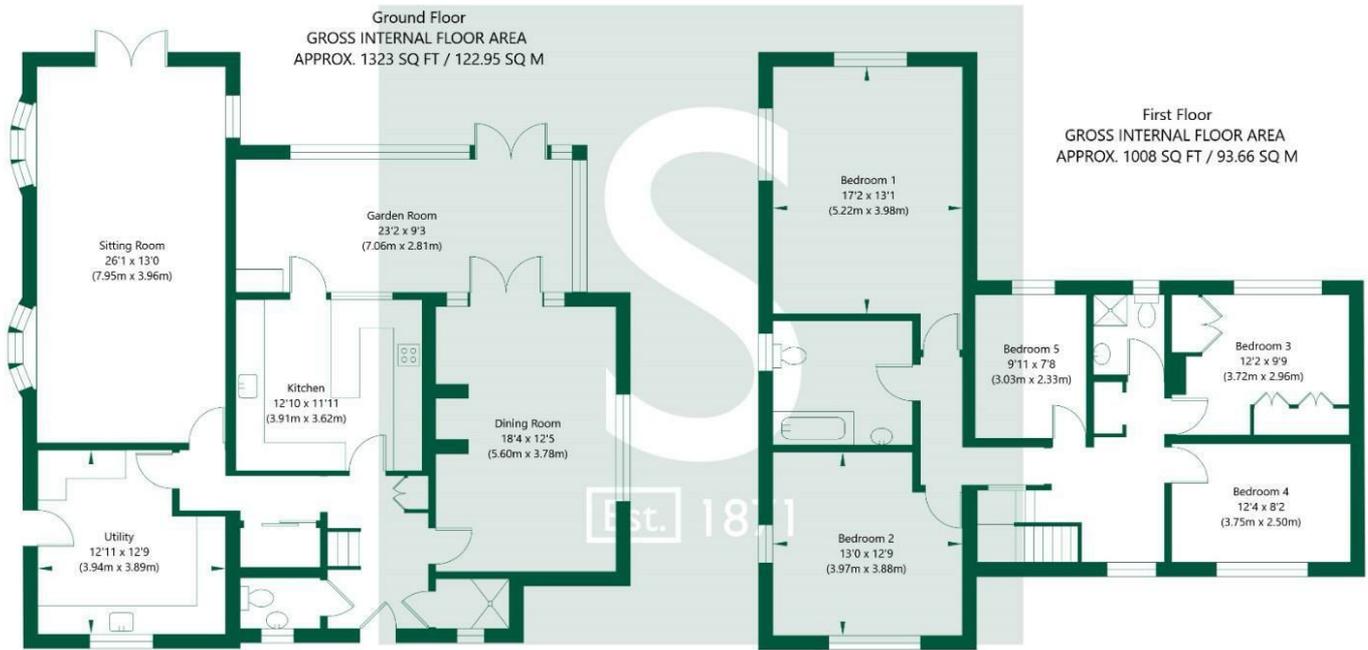


## Development

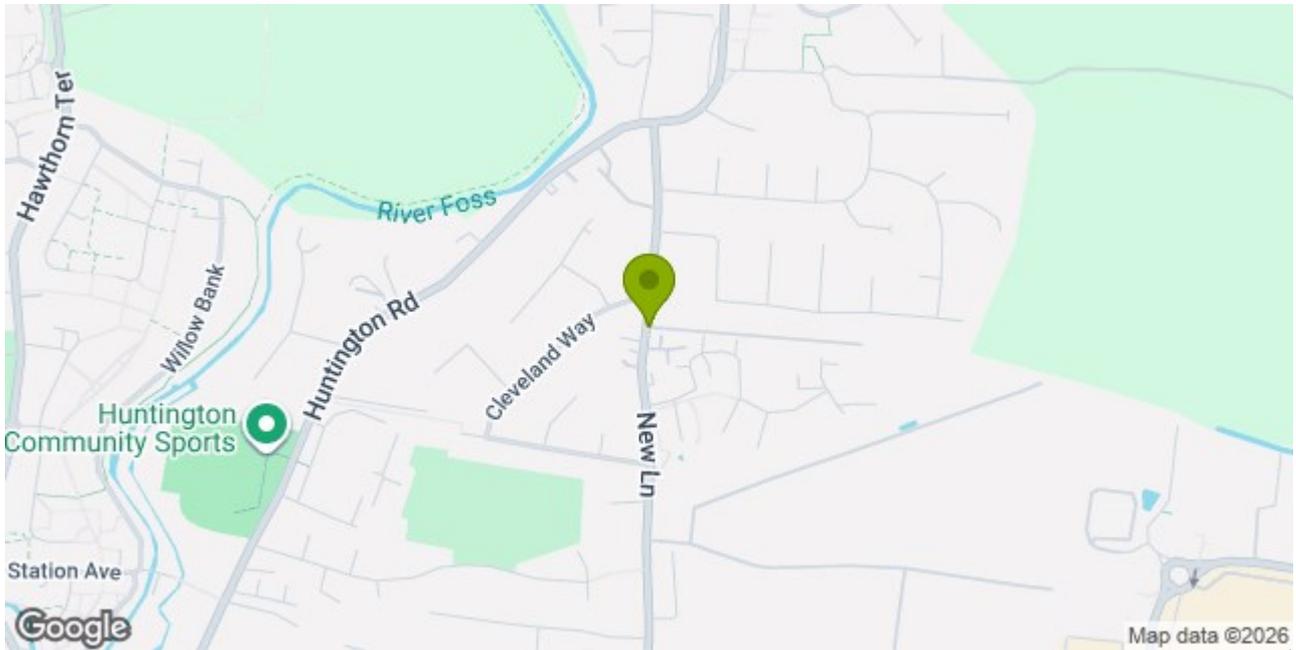
Please note: we have had several inquiries regarding the workshop which is located to the side of the property, and whether this is included within this sale. Planning permission has been granted for the erection of two detached dwellings, following the demolition of this workshop (25/00484/FUL). This is currently under offer separately to this listing. However, we (the agent) can provide the proposed outlines of the new boundaries/site plan for prospective purchasers.



Brecks Lane, Huntington, York, YO32 9NP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2331 SQ FT / 216.61 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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