



# Hawthorn Spinney

York

YO31 9JQ

£350,000



Located in a quiet cul-de-sac within the ever-popular residential area of Huntington, and benefiting from a wide range of local amenities, this much-loved three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Having been cherished by the same family for many years, the property offers well-proportioned accommodation throughout and provides excellent potential for modernisation and further enhancement, subject to the necessary consents.

Upon entering, a welcoming entrance hall leads through to the spacious living room, featuring a traditional bay window that allows natural light to flood the space. The dining room is positioned to the rear of the property and benefits from sliding patio doors opening into the conservatory, which in turn provides access to the rear garden. The extended kitchen is fitted with a range of wall and base units complemented by ample worktop space. A useful pantry provides additional storage and completes the ground floor accommodation.

To the first floor are three bedrooms. The generous principal bedroom is positioned to the front of the property and benefits from fitted wardrobes and a traditional bay window. To the rear is a further spacious double bedroom, which provides access to a handy loft space offering versatile additional accommodation, ideal for storage, a home office, hobby room or snug. A third bedroom to the front would make an excellent nursery, child's bedroom or home office. The family bathroom completes the accommodation.

Externally, the property enjoys a driveway, garage and walled frontage to the front. To the rear is an enclosed garden with a paved patio area, offering plenty of potential to create an attractive outdoor space for relaxing and entertaining.

A viewing is highly recommended to fully appreciate the potential, accommodation and position this property has to offer.

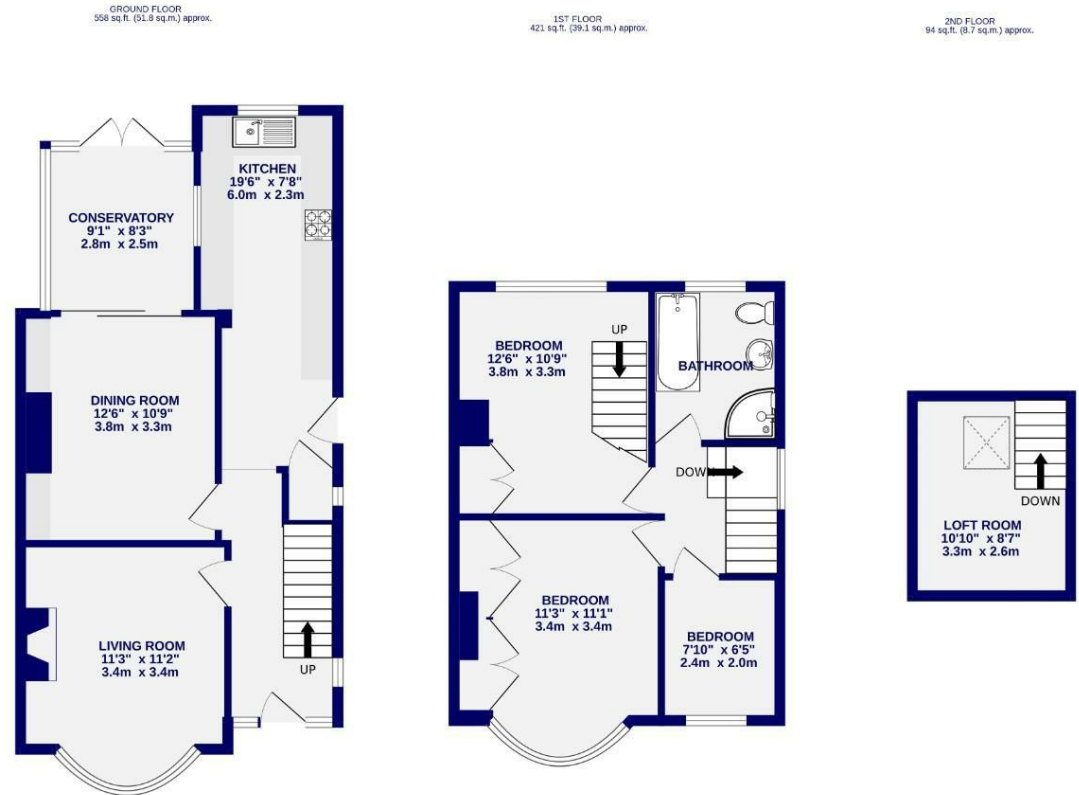




# Hawthorn Spinney York YO31 9JQ

Freehold  
Council Tax Band - C

- Semi Detached Home
- Three Well-Proportioned Bedrooms
- Spacious Living Room With Bay Window
- Dining Room & Conservatory
- Extended Kitchen & Pantry
- Quiet Cul-De-Sac Position
- Popular Huntington Location
- Enclosed Garden
- Driveway And Garage
- EPC TBC



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.  
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