



Scawton Avenue, York, YO31 9JA

- NO ONWARD CHAIN
- Landscaped Garden with Summer House/Bar
- Integral Garage
- Council Tax Band C
- Extended Four Bedroom Home
- Beautifully Presented Throughout
- Close Proximity to Monks Cross Retail Park

Offers Over £375,000



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DESCRIPTION

OFFERED WITH NO ONWARD CHAIN!

An extended four-bedroom semi-detached home, tucked away at the end of a peaceful cul-de-sac in the ever-popular Huntington area of York.

Stepping inside, you're welcomed by an entrance hall with stairs rising to the first floor. The living room sits to the front of the home and enjoys a generous bay window that floods the space with natural light. A feature fireplace creates a cosy focal point, and there's a handy understairs cupboard for additional storage.

Flowing from the living room is the dining room, which leads through to a spacious kitchen. The kitchen is fitted with a range of Peter Thompson base and wall units and offers plenty of room for a dining table. Sliding doors open directly onto the rear garden, making it ideal for family living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms along with a family bathroom featuring a bath with shower over, W.C., and wash basin.

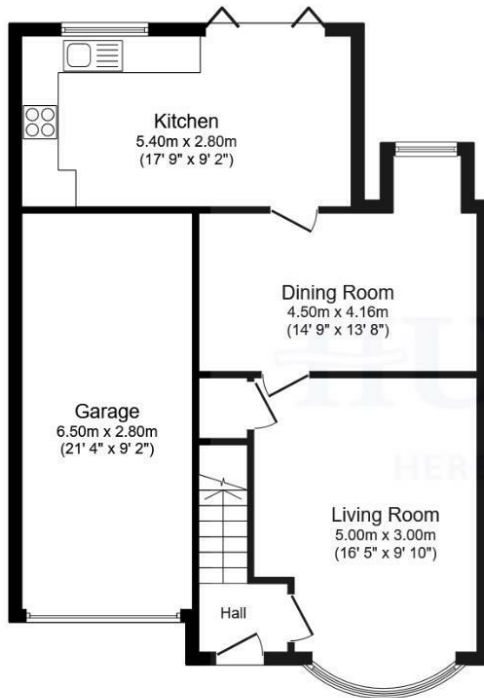
Outside, the front of the property benefits from a driveway providing off-street parking for multiple vehicles and access to the integral garage.

To the rear is a beautifully landscaped garden - an impressive outdoor space with a large pond, multiple seating areas, and a charming summer house/bar that could easily double as a home office or creative studio.

Scawton Avenue is perfectly placed for access to excellent local amenities, including the highly regarded Huntington School, as well as Monks Cross and Vangarde retail parks. York city centre is within easy reach, and the outer ring road provides convenient links for travel further afield.

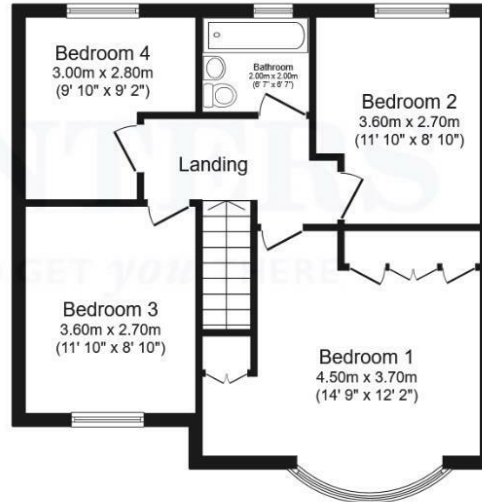






Ground Floor

Floor area 69.5 sq.m. (748 sq.ft.)



First Floor

Floor area 52.8 sq.m. (568 sq.ft.)



Outbuilding

Floor area 7.2 sq.m. (77 sq.ft.)

Total floor area: 129.5 sq.m. (1,394 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

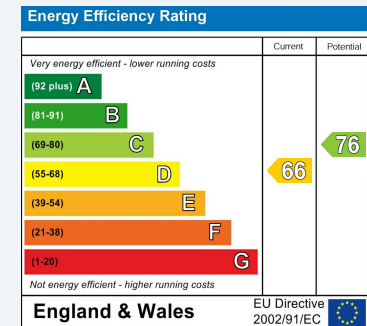
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.



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