North Lane, Huntington, York

Offers Over £375,000

Stephensons
estate agents & chartered surveyors

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North Lane, York YO32 9RU

Est. 1871

Offers Over £375,000

Offered to the market with no forward chain, this spacious three bedroom detached home is situated in the highly desirable village of Huntington, offering generous accommodation, a versatile layout and excellent potential for families looking to put their own stamp on a property.

The accommodation opens into a welcoming entrance hall, setting the tone for the spacious interior. To the front of the property is an impressive dual-aspect sitting room, flooded with natural light and providing the perfect space for relaxing with family or entertaining guests. A separate dining room offers an ideal setting for formal dining and family gatherings, while the well proportioned kitchen enjoys ample worktop and storage space, with scope to create a contemporary open plan kitchen.

Leading from the kitchen is a bright and airy conservatory overlooking the rear garden, creating an additional reception room that can be enjoyed throughout much of the year. A useful ground floor WC adds practicality, while the integral garage provides excellent storage or secure parking.

One of the standout features of this home is the flexibility of the accommodation. The ground floor benefits from a generous third bedroom, making it ideal as a guest bedroom, home office, playroom or for those requiring ground floor living. An ideal home for families, while also appealing to retirees seeking comfortable, low-maintenance living.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps*
EPC Rating: TBC
Council Tax: E
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

To the first floor are two exceptionally spacious double bedrooms, offering an abundance of fitted storage potential and plenty of space for additional furniture. These are served by a well-appointed 3 piece family bathroom with shower over bath.

Outside, the property enjoys gardens to the front and rear, providing space to relax, entertain and enjoy outdoor living. A private driveway leads to the integral garage, offering off-street parking.

Situated in one of York's most desirable residential villages, Huntington offers an excellent range of local amenities including shops, cafes, supermarkets and highly regarded schools. The property is also ideally placed for Monks Cross Shopping Park, Vangarde Retail Park, York Hospital and the outer ring road, while York city center is easily accessible by car, bus or cycle.

This is a fantastic opportunity to acquire a spacious detached home with enormous potential in a prime location. Early viewing is highly recommended.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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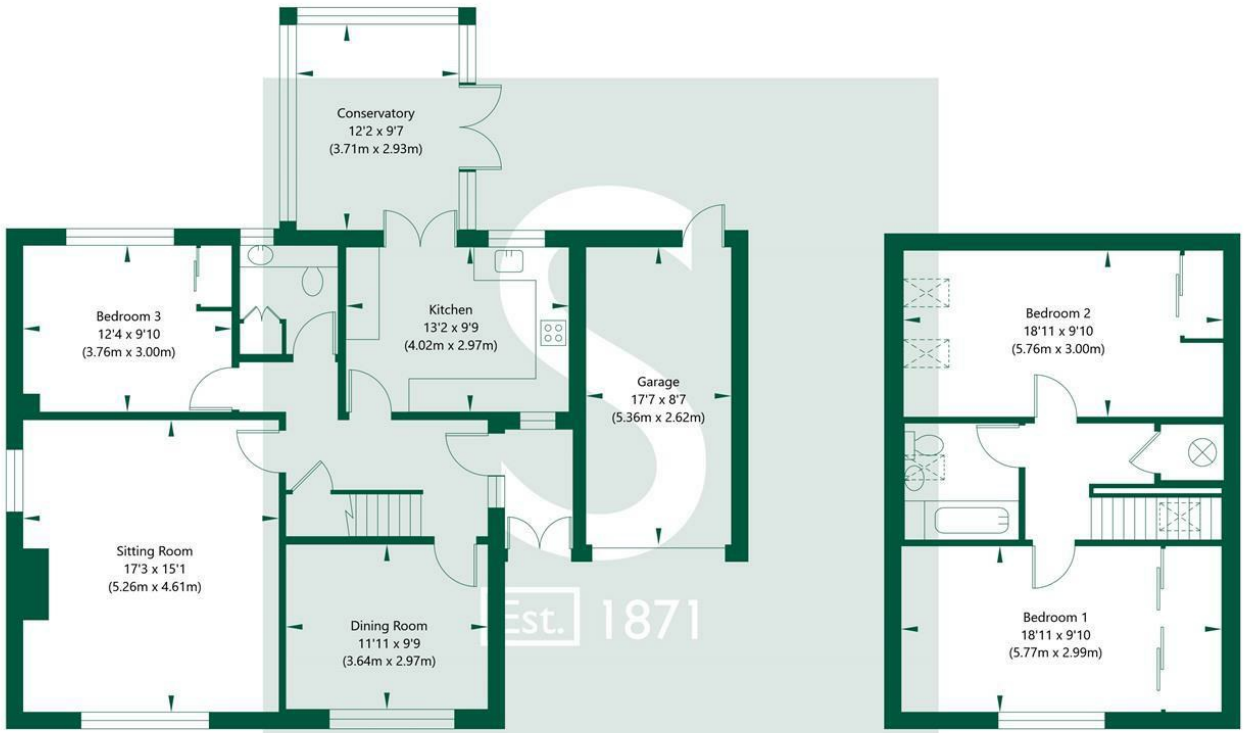

Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 967 SQ FT / 89.84 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 515 SQ FT / 47.82 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1482 SQ FT / 137.66 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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