

# Orchard Gardens Huntington, York YO31 9EB

Freehold  
Council Tax Band - C

- Generous Bungalow
- Two Double Bedrooms
- Larger Than Expected Bathroom
- Driveway Parking & Double Garage
- West Facing Rear Garden
- Popular Residential Area
- Perfect Downsize Property
- EPC - D



TOTAL FLOOR AREA: 718 sq ft. (66.7 sq m.), approx.  
While every attempt has been made to ensure the accuracy of the diagram, measurements of rooms and  
other areas and dimensions are taken to the best of our knowledge and are not guaranteed. The plan is for  
illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the  
accuracy of the information provided in this document. The services, systems  
and appliances shown have not been tested and no guarantee is made as to their operability.  
Made with Mapbox.co.uk

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Orchard Gardens  
Huntington, York  
YO31 9EB

£300,000

2 1

Located in the highly sought-after residential area of Huntington, positioned to the north of York, is this spacious and well-maintained two-bedroom detached bungalow offering extended accommodation, a private rear garden and a double garage. A much-loved home for many years, this property is sure to appeal to a range of buyers, particularly those looking to downsize without compromising on space.

Huntington continues to be one of York's most popular residential locations thanks to its excellent range of local amenities, including shops, cafés, eateries and regular bus connections into York city centre. The property is also ideally placed for easy access to Monks Cross and Vanguard Shopping Park, alongside nearby road links further afield.

Internally, the accommodation is well proportioned throughout and briefly comprises an entrance hall leading into the generous living room positioned to the front of the property. Filled with natural light from a large front window, this space offers an ideal setting for both relaxing and entertaining. An inner hallway then provides access through to the kitchen located at the rear, fitted with a range of wall and base units offering ample storage and worktop space.

The principal bedroom is situated to the rear of the property and benefits from built-in storage alongside patio doors opening directly onto the rear garden. A second double bedroom and a larger than expected three-piece bathroom complete the internal accommodation.

Externally, the property enjoys a private west-facing rear garden designed for low maintenance living, featuring patio seating areas and gravelled sections ideal for outdoor enjoyment throughout the warmer months. To the front is a generous driveway providing ample off-street parking and leading down the side of the property to the substantial double garage with power.

