



13 Kestrel Wood Way,
York, North Yorkshire YO31 9EQ

Guide Price £199,950


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PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style to a two-bedroom semi-detached bungalow, located in the highly sought after location of Huntington, just to the North of the York and well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, schools and amenities, plus the shopping parks at Monks Cross, neighbouring Vangarde as well as Clifton Moor are within easy reach by car. If you're looking to put your own stamp and style on a property, then this bungalow is just for you, picking your own bespoke kitchen and decorate to your own taste, creating a fabulous home. There is also potential to extend as others have done on the street. Appealing to a multitude of purchasers, including first time buyers, young professional couples and those looking to retire, this property will be very popular. The accommodation briefly comprises; Side entrance door opening into the hallway. To the front we find the spacious living room, the focal point being the feature fireplace and ample space for a table and chairs. Two double bedrooms, one to the front and one to the rear. Plus, the kitchen fitted with a range of base units and a door leading outside. And finally, a bathroom with a three-piece suite completes this property. Outside to the front is a pretty walled garden and a gated driveway providing ample off-street parking, leading to a shed. To the rear, the house enjoys an enclosed fenced garden, just right for outside entertaining. The garden is ideal for those green fingered buyers, who like pottering outside. The area has excellent transport links to York and beyond via the outer ring road and a regular bus service into York. In summary, this property, provides an exceptional opportunity to secure a home, where you can add your own personality on a family home in a very popular location. Sold with no onward chain! An early internal viewing is a must!

Huntington is a popular suburb, just 2.6 miles north of York City Centre. The village boasts a wide range of local amenities including a Post Office with adjoining Newsagents, Shops, Pharmacist, Doctor's surgery, Hairdressers, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The area has a Primary School and falls within the catchment area for the highly regarded Huntington Secondary School.



Entrance Hall

Side upvc door into the hallway, loft hatch and radiator*. Doors leading to...

Living Room

16' 0" x 11' 0" (4.87m x 3.35m)

Double glazed windows to front aspect, feature fireplace with Adams style surround, marble hearth and inset gas fire*, tv point* and radiator*.

Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed windows to rear aspect, airing cupboard and radiator*.

Bedroom 2

9' 11" x 7' 11" (3.02m x 2.41m)

Double glazed windows to front aspect and radiator*.

Bathroom

6' 1" x 5' 8" (1.85m x 1.73m)

Suite in white comprising: Bath, pedestal wash hand basin, low level wc, double glazed window to side aspect and radiator*.

Kitchen

9' 0" x 7' 11" (2.74m x 2.41m)

Fitted kitchen with a range of base units with matching work preparation surfaces over, inset steel sink with mixer taps, free standing electric cooker*, plumbing for a washing machine*, cupboard, space for an upright fridge/freezer, pantry and double glazed windows to rear aspect and radiator*. Upvc door leading to the outside.

Outside

To the front of the house is a walled and gated garden paid to lawned with shrub borders and a driveway providing ample off street parking leading to the shed. To the rear is an enclosed fenced and lawned garden.

Agents Note

Epc rating D, Council tax band B.

Broadband supplier: BT fast fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







Energy performance certificate (EPC)

13 Kestrel Wood Way
YORK
YO31 9EQ

Energy rating

D

Valid until: **14 July 2036**

Certificate number: **2400-8541-0222-3696-3363**

Property type

Semi-detached bungalow

Total floor area

54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

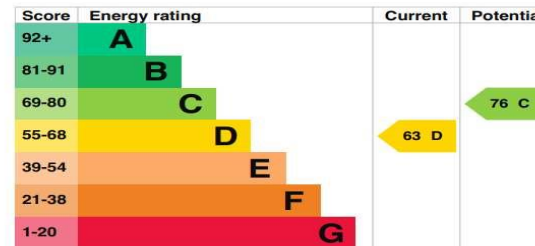
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Bishops Personal Agents

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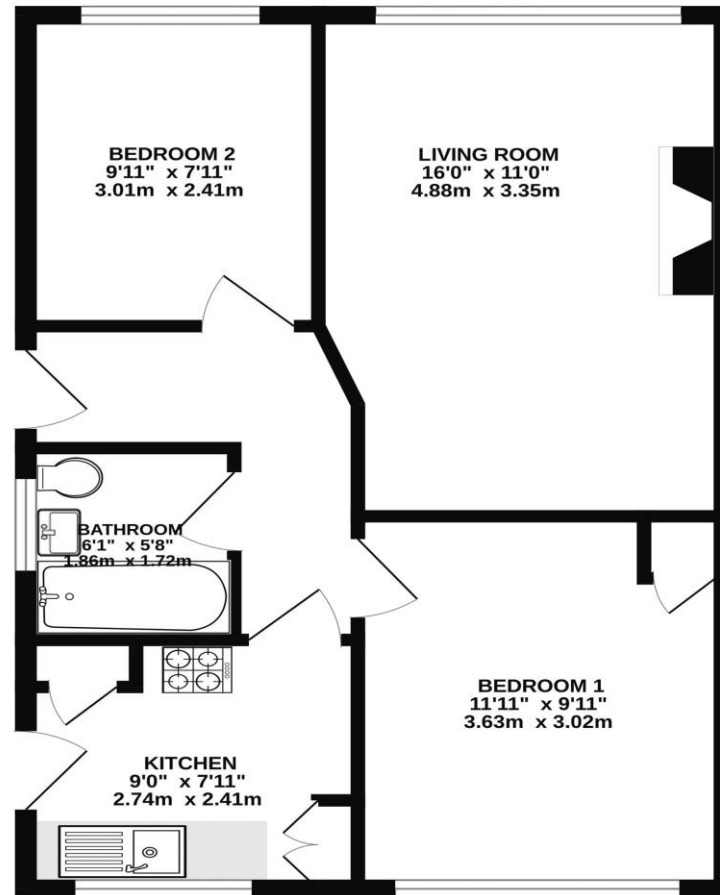
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GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.