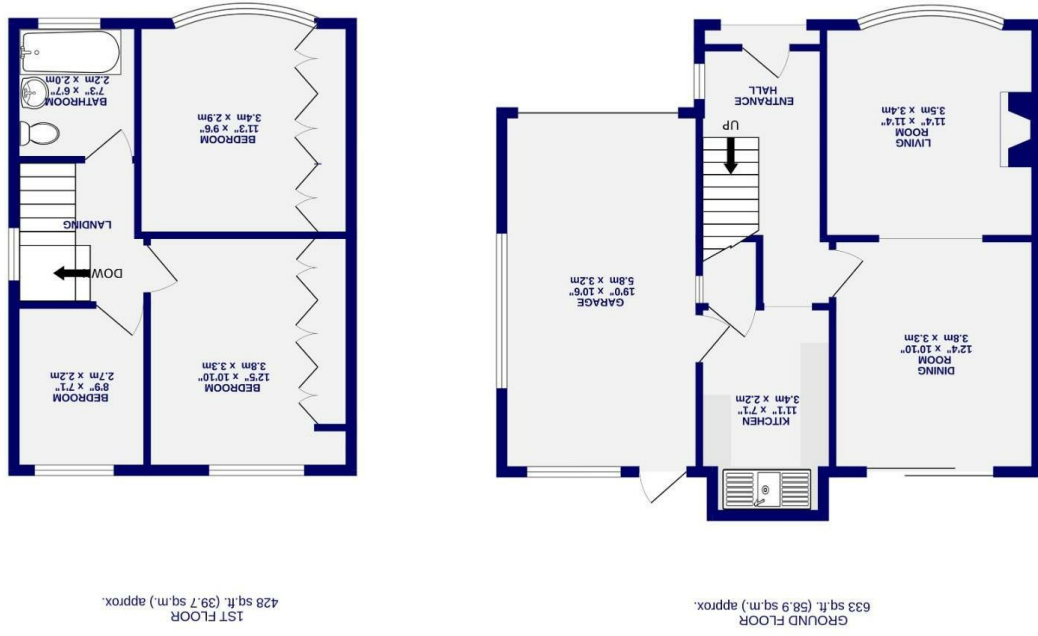


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# Brockfield Park Drive Huntington, York YO31 9EE

Freehold  
Council Tax Band - C

- Great Location In Huntington
- Corner Plot
- Large Driveway & Garage
- In Need Of Modernisation
- No Onward Chain
- EPC - D



TOTAL FLOOR AREA: 1061 sq ft. (98.6 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas the appearance, it is made to plan the property will vary and the overall floor area and responsibility is taken by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Floor plans and measurements are for guidance 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.



Brockfield Park Drive  
Huntington, York  
YO31 9EE

£315,000



Situated in the highly sought-after area of Huntington, this well-proportioned three-bedroom semi-detached home offers an excellent opportunity for families, first-time buyers, or investors alike. Ideally located within walking distance of Monks Cross Shopping Park, the property also benefits from convenient transport links, with a short bus journey into the City Centre and easy access to the A64, perfect for commuters.

The area is well-served by reputable local schools, including Huntington School, rated "Excellent" by OFSTED, making this an appealing choice for families.

Internally, the property boasts a generous and versatile ground floor layout. A welcoming front living room flows seamlessly into the rear dining room, creating a bright and sociable living space. A standout feature is the attractive bay window to the front elevation, allowing for plenty of natural light and enhancing the home's character.

The kitchen, while dated, is fully functional and offers ample space for modernisation. It provides access to the attached garage, which presents exciting potential for conversion into additional living accommodation (subject to the necessary planning permissions), while still allowing for useful storage options.

Upstairs, the property continues to impress with two particularly large bedrooms, in keeping with homes of this style, alongside a third, smaller bedroom and a family bathroom. Additionally, there is loft space which offers further scope for extension, as seen in many neighbouring properties (STPP).

Externally, the property benefits from its semi-detached positioning and offers great potential for enhancement both inside and out.

Offered with no onward chain, this home is ready for a swift and straightforward purchase, providing an excellent blank canvas for buyers to personalise and add value.

Early viewing is highly recommended to appreciate the space, location, and potential on offer.

