



ACCOMMODATION

A fabulous 3 bedroom, 2 bathroom family home offering superb beautifully presented open plan living. There is even a cinema room in the south facing rear garden!

The entrance hall leads to the stylish kitchen/family room which is a wonderful bright open room with French doors opening to the garden. The kitchen is fitted with a range of contemporary high gloss units with worktops incorporating two electric ovens, an induction hob and an integrated dishwasher, fridge/freezer and a wine fridge. The family room flows into the dining room from which double doors open to the spacious formal lounge which has an attractive oriel bay window to the front.

There is also a handy utility room which has spaces for a washing machine and a tumble dryer. In addition, on the ground floor is a double bedroom and the modern family bathroom/WC.

On the first floor is the third bedroom and the impressive the main bedroom which has an ensuite dressing room and a shower room/WC.

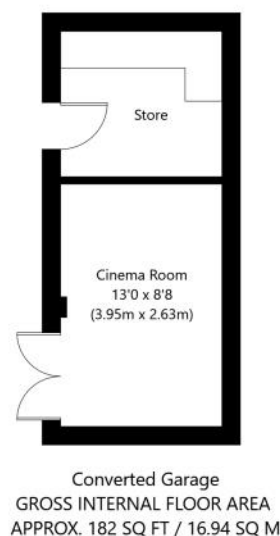
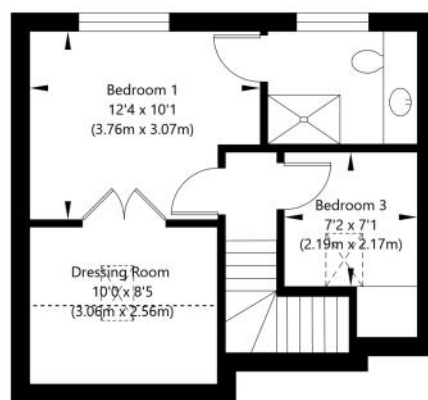
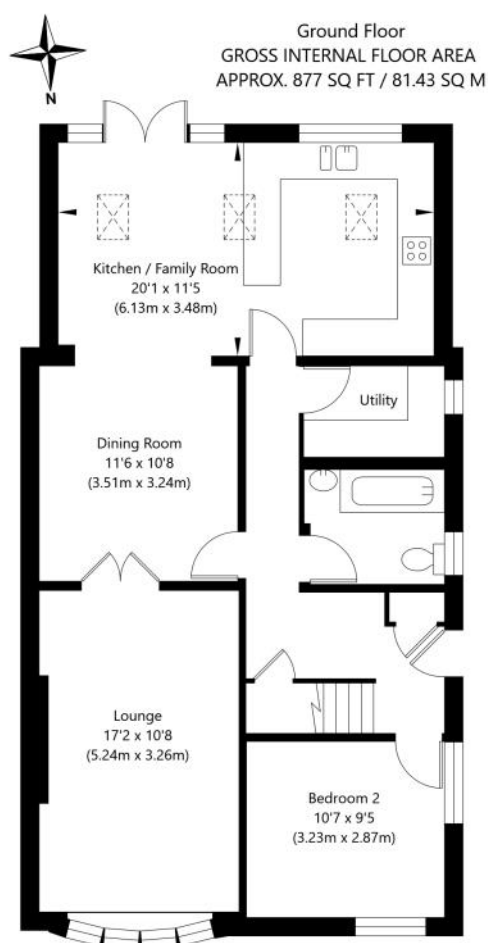
The property has gas central heating, double glazing and an Energy performance (EPC) rating D.

Outside to the front is a low maintenance garden with mature planting and a driveway to the side providing off street parking. To the rear is an attractive landscaped south facing lawned garden with lovely patio seating areas and raised planters. The garage has been converted to provide a fantastic cinema room and an extra store/utility area.

Hambleton Way is situated 2.6 miles north of the York city centre in a very popular residential area of Huntington.

COUNCIL TAX

Band C - 2021/2022 Approx £1598.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1429 SQ FT / 132.77 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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