



Scawton Avenue, York, YO31 9JA

- Extended
- Landscaped Garden
- Garage
- Sought After Location
- Summer House/Bar
- Council Tax Band C

Offers Over £375,000

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DESCRIPTION

An extended, four bedroom semi detached home at the head of a quiet cul-de-sac in the hugely popular Huntington area of York.

Upon entering the property there is an entrance hall with stairs leading to the first floor. the living room is to the front of the property and has a large bay window filling the room with natural light, there is also a useful understairs cupboard and feature fireplace.

Beyond the living room there is a dining room which in turn leads on to the kitchen. The kitchen boasts a range of Peter Thompson base and floor units and ample space for a table and chairs, sliding doors lead out to the rear garden.

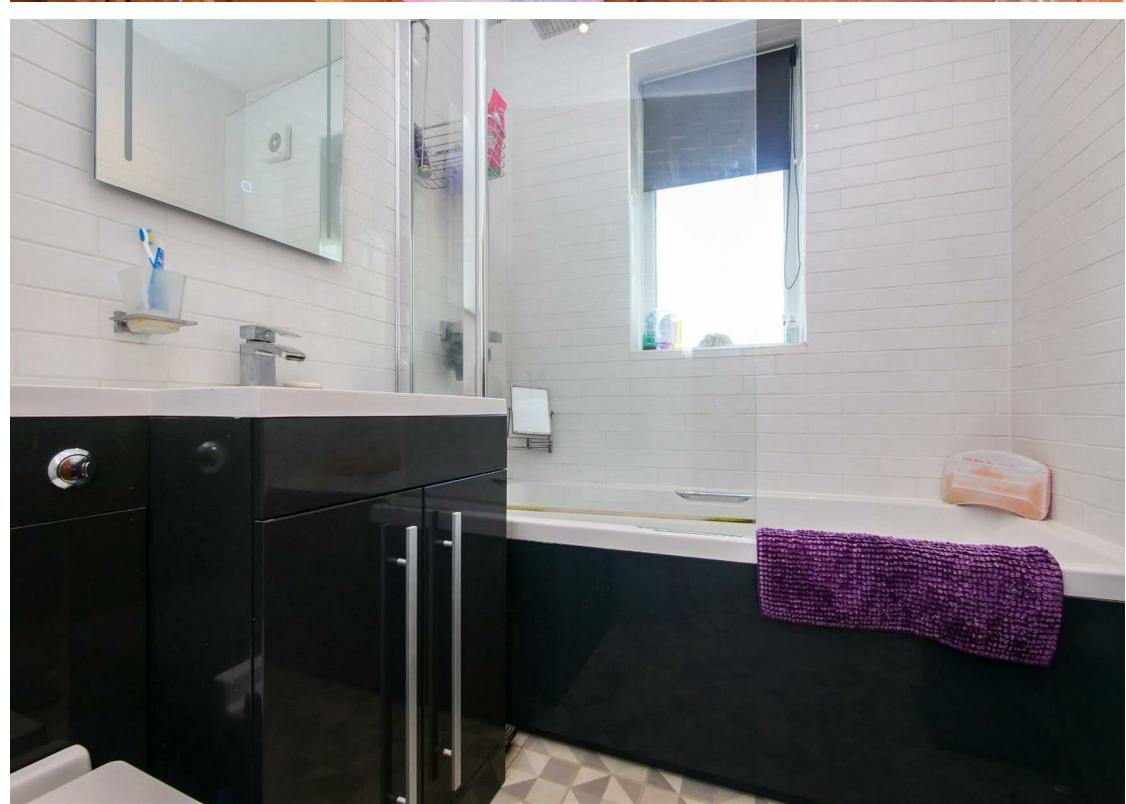
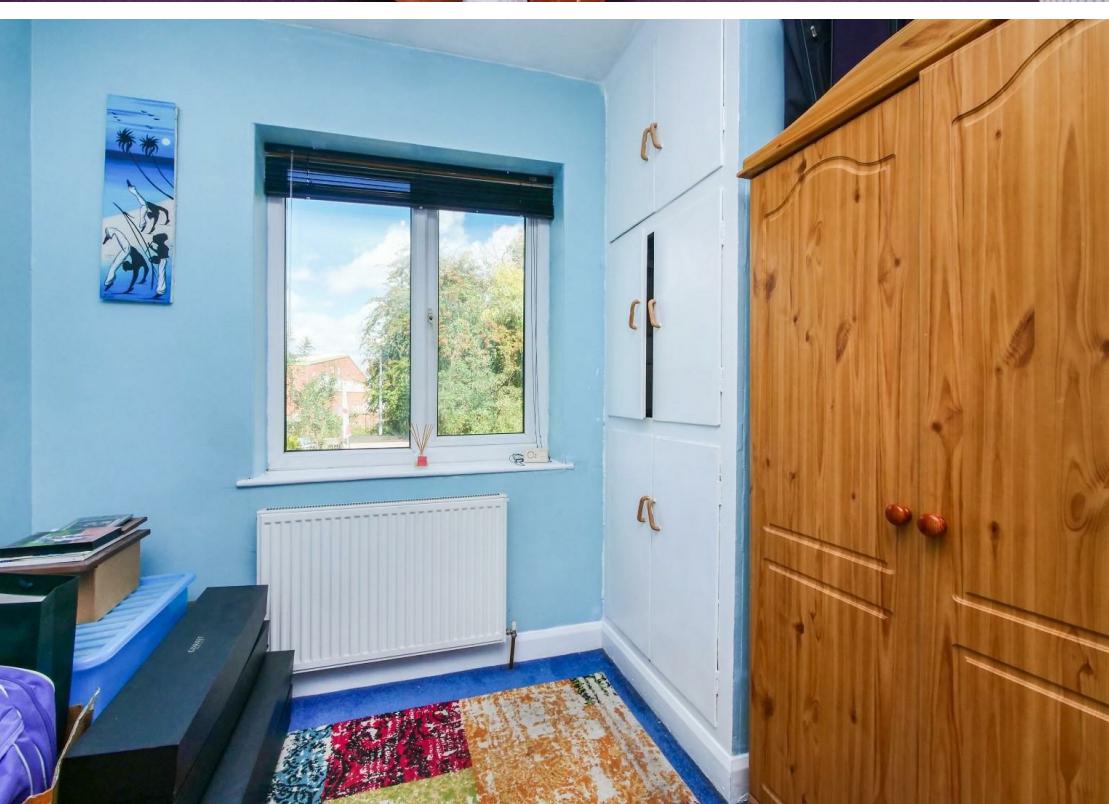
To the first floor there are four bedrooms and the family bathroom with sink, W.C and bath with shower over.

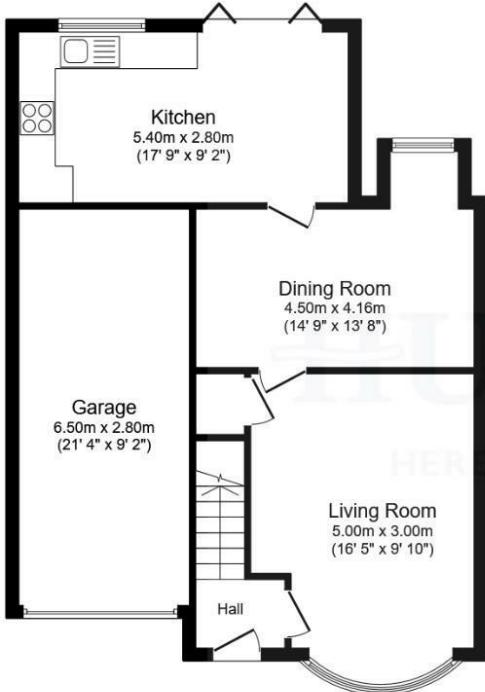
Externally the property has a driveway to the front providing off street parking for multiple vehicles and leading to the integral garage.

To the rear is a stunning, landscaped garden with large pond, seating areas and a summer house/bar that could also be used as a home office.

Scawton Avenue offers convenient access to a range of local amenities, in particular the highly regarded Huntington School and Monks Cross and Vangarde retail parks. The city centre is easily accessible as is the outer ring road for those looking to go further afield.

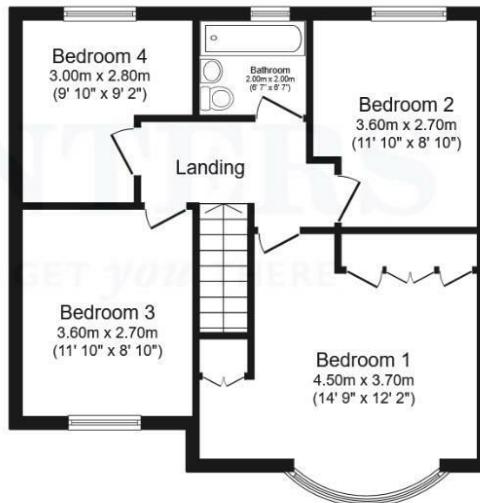






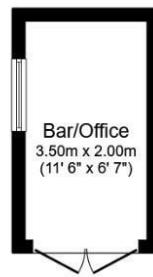
Ground Floor

Floor area 69.5 sq.m. (748 sq.ft.)



First Floor

Floor area 52.8 sq.m. (568 sq.ft.)



Outbuilding

Floor area 7.2 sq.m. (77 sq.ft.)

Total floor area: 129.5 sq.m. (1,394 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

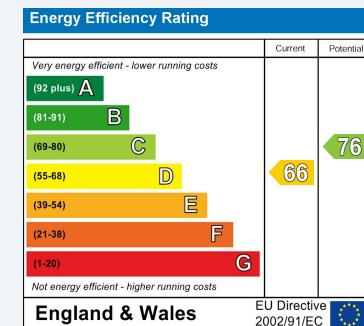
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.