



Broome Close, Huntington, York, YO32 9RH

- Flexible Living Space
- Well Maintained
- Shower Room
- Detached Garage
- Conservatory
- Council Tax Band C

£255,000



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DESCRIPTION

A well-maintained two-bedroom semi-detached bungalow, pleasantly situated in a popular area of York. This attractive home offers well-proportioned accommodation, making it suitable for a range of buyers including families, downsizers or those seeking flexible living space.

The property is entered via a porch into a central hallway, which provides access to the main living areas. To the front is a generous reception room/bedroom, enjoying excellent natural light and ample space for comfortable seating. The adjoining room offers further living space and leads through to the conservatory, which overlooks the rear garden.

The kitchen is the rear of the property and is fitted with a range of units and work surfaces. Also on the ground floor is a well-sized double bedroom and a modern shower room, offering practical single-level living if required.

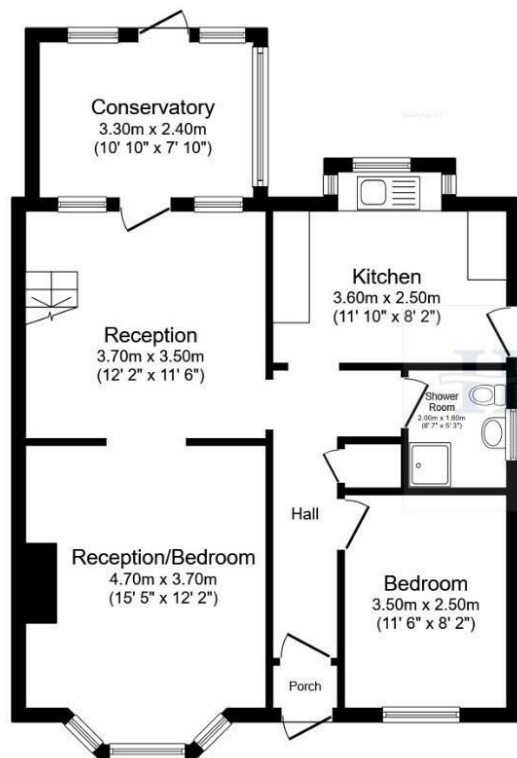
To the first floor is a useful loft space, accessed via fixed stairs and providing potential for a variety of uses.

Externally, the property benefits from a private driveway leading to a detached garage, offering off-street parking and useful storage. To the rear is a well-maintained lawned garden, providing an attractive outdoor space.

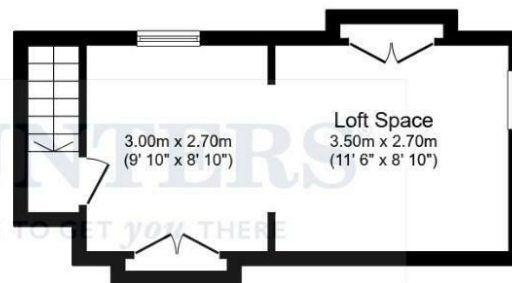
The property has been well cared for throughout and presents an excellent opportunity to acquire a comfortable and versatile home in a desirable York location, with convenient access to local amenities, transport links and the city centre.



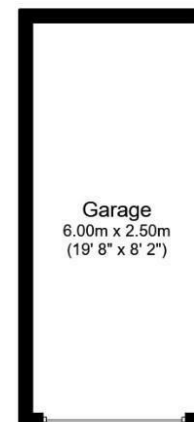




Ground Floor



First Floor



Garage

Total floor area 105.4 m² (1,135 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F		48	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.