



## Briar Drive, York, YO31 9DP

- Vacant Possession
- Good Local Amenities
- Cul-De-Sac
- Council Tax Band B
- Sought After Location
- Garage
- Combi Boiler

**Offers Over £220,000**





# Briar Drive, York, YO31 9DP

## DESCRIPTION

A two bedroom, semi detached bungalow with low maintenance garden in the hugely popular Huntington area of York offered for sale with no onward chain.

The property is accessed via a side door leading to a hallway. The lounge is found to the front of the property and has a large bay window filling the room with natural light, a feature fireplace creates a focal point to the room.

The kitchen is to the rear and has a range of base and wall units with space and plumbing for free standing appliances, from the kitchen you can access the conservatory which has an external door to the garden.

The property has two bedrooms and a shower room with sink, W.C and walk in shower cubicle.

Externally there is a gravelled front garden with paved driveway offering off street parking and leading down to the side of the property to the detached garage. To the rear is the low maintenance garden with patio seating area and timber sheds.

Huntington offers a wealth of local amenities as well as convenient access to the outer ring road and a regular bus service to York city centre.











Total floor area 58.3 sq.m. (628 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](http://www.focalagent.com)

### Viewings

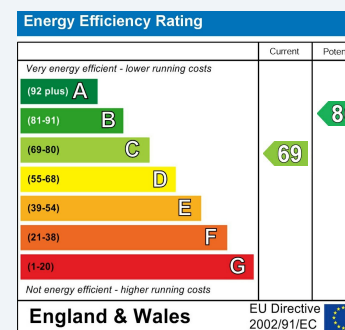
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.