







Alexander Avenue, York, YO31 9HX

- Three Bedroom Semi Detached Home
- Landscaped Rear Garden
- Quiet Cul-De-Sac Position
- Highly Regarded Huntington Area
- Open-Plan Living & Dining
- Council Tax Band C

HUNTERS®
HERE TO GET *you* THERE

£325,000

Alexander Avenue, York, YO31 9HX

DESCRIPTION

A beautifully presented three-bedroom semi-detached home on the ever-popular Alexander Avenue, offering generous living space, modern interiors and an excellent position close to local amenities, schools and York city centre. The ground floor enjoys a superb open-plan living and dining space, enhanced by dual-aspect windows that fill the room with natural light and create a warm, sociable setting. This flows into the well-appointed kitchen with quality timber cabinetry, generous work surfaces and modern appliances, supported by a utility room and partially converted garage space - ideal for storage.

Upstairs are three comfortable bedrooms, including a well-proportioned main bedroom with fitted storage, along with a contemporary family bathroom. Externally, the home offers driveway parking and a beautifully landscaped rear garden with patio seating, artificial lawn, colourful borders and a charming summerhouse with power — ideal as a work-from-home space, studio or quiet retreat.

Set within a quiet cul-de-sac, the property sits in one of Huntington's most desirable residential pockets. The area is particularly well regarded for schooling, with Huntington Primary Academy close by, Yearsley Grove Primary School within easy reach, and Huntington School providing one of York's strongest secondary options. Several nurseries and early-years settings are also nearby.

Huntington offers excellent everyday amenities and regular bus services to York city centre, Monks Cross, Vangarde and York Hospital, with green spaces, riverside walks and playing fields close at hand. With its generous layout, attractive presentation, strong schooling and superb transport links, this is an ideal home for families, first-time buyers or anyone seeking a well-maintained property within easy reach of York.







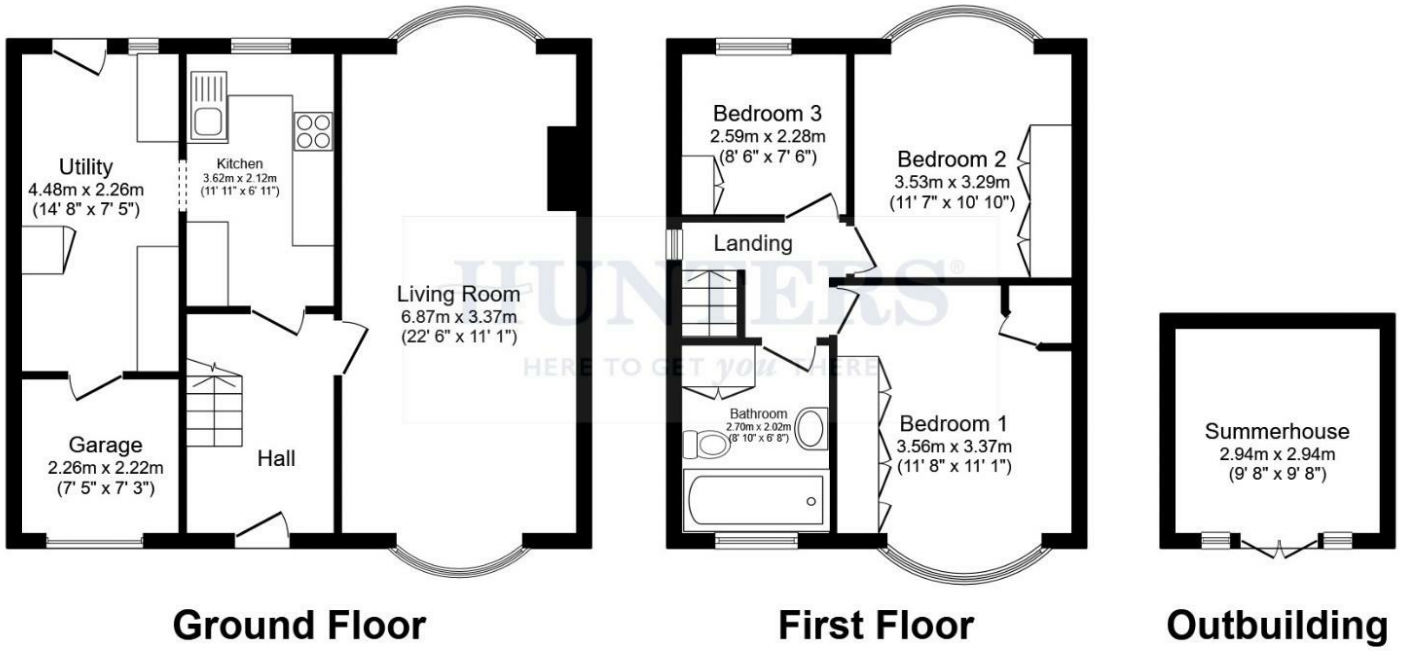












Total floor area 105.1 m² (1,131 sq.ft.) approx

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 propertybox.io

Viewings

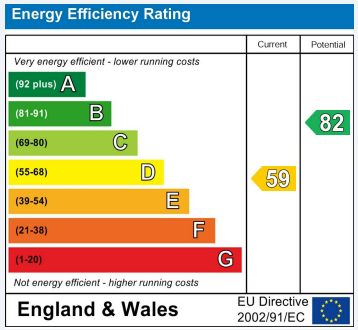
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com https://www.hunters.com