Huntington Road, , York, YO31 9BT

- No Onward Chain
- Front and Rear Gardens
- Close to Monks Cross and Vanguard Retail Parks
- Three-Bedroom Semi-Detached Home
- Principal Bedroom With En-Suite Shower Room
- Private Driveway & Integral Garage
- Easy Access into York City Centre

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Offers Over £350,000

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DESCRIPTION

Situated within the attractive Upperdale Park development in Huntington, this well-presented three-bedroom semi-detached home offers a popular residential setting approximately 1.4 miles from York city centre, providing convenient access into the city and the nearby amenities at Monks Cross Retail Park.

Upon entering, the hallway provides access to the main living accommodation. The lounge/dining room is a bright and welcoming space, benefiting from a low-level bay window that allows plenty of natural light into the room.

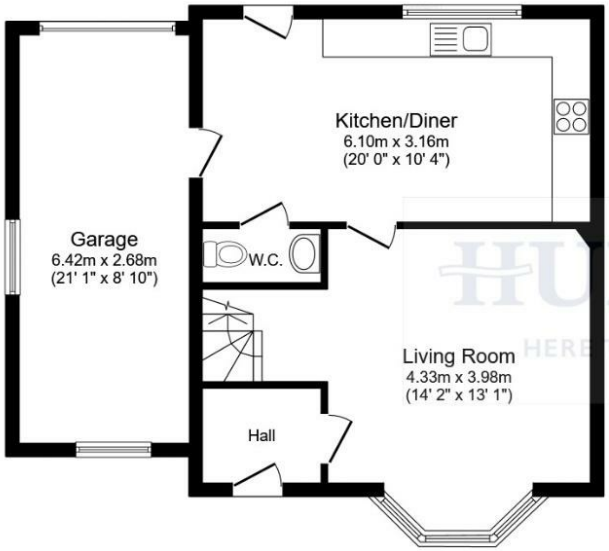
The contemporary kitchen features high-gloss wall and floor-mounted units, complemented by black granite-effect work surfaces. There is a tiled floor, tiled splashback and recessed LED lighting, together with a four-ring electric hob and stainless-steel extractor hood.
A useful ground-floor cloakroom completes the downstairs accommodation.

The first floor provides three double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are both generously proportioned, one of which is currently used as a home office The family bathroom is fitted with a bath and shower over.

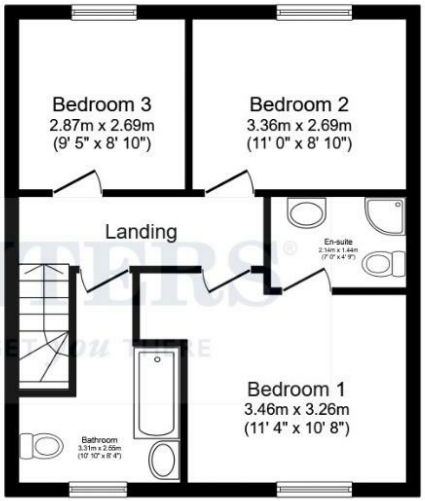
Externally, the property has a lawned garden to the front which extends around the side. The rear garden is has a beautiful lawn, patio and decking area, and summer house, as well as a private driveway which leads to the attached garage. The garage is fitted with an up-and-over door and benefits from both power and lighting.

Upperdale Park is well positioned for a range of local facilities and amenities. Huntington Secondary School is approximately 0.7 miles away, while the Monks Cross and Vangarde shopping and leisure facilities are around 1.2 miles to the north-east. Nestlé's York site is located less than a mile away, with York Hospital approximately 0.4 miles beyond.

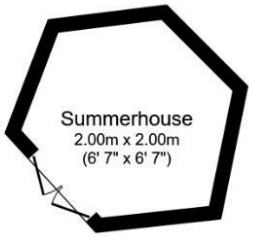
YORK



Ground Floor



First Floor



Outbuilding

Total floor area 116.5 m² (1,254 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

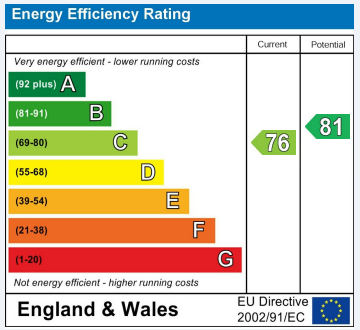
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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