



## Huntington Road, , York, YO31 9HP

- Detached Bungalow
- Excellent Transport Links
- Large Garden
- Local Ammenities
- Detached Garage
- Council Tax Band C

**Offers Over £260,000**





# Huntington Road, , York, YO31 9HP

## DESCRIPTION

This charming two-bedroom bungalow in a terrific location with a variety of local shops at your doorstep and excellent transport links to the City Centre.

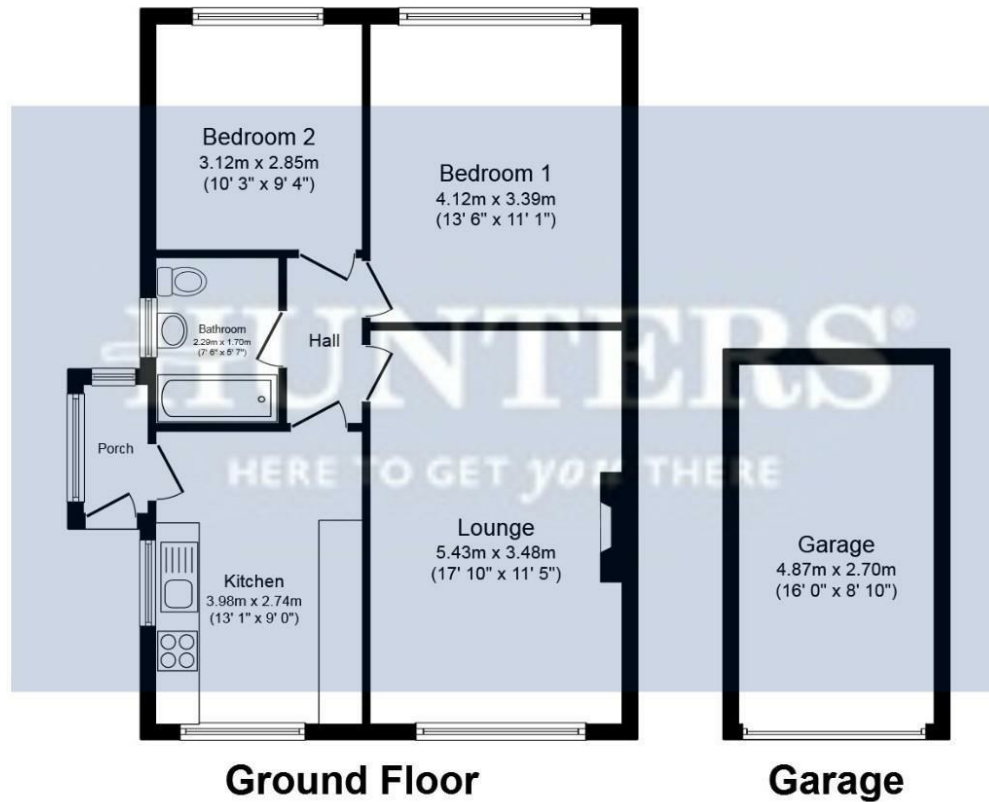
Regular bus services along Huntington Road ensure convenient access, while the nearby ring road provides easy routes to Monks Cross and the Vangarde shopping centre.

The home features a newly constructed side porch leading to a spacious, recently modernized kitchen. At the front of the property, a generous lounge with a feature fireplace offers a cozy and inviting space. Towards the rear are two bedrooms overlooking a private garden, alongside a family bathroom with a classic three-piece suite.

Set back from the road, the property includes a large driveway, a well-maintained lawned front garden, detached garage and an expansive private rear garden with ample potential for development. Additionally, the home offers exciting opportunities for further extension, subject to the necessary planning permissions (STP).







Total floor area 77.2 sq.m. (831 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).

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### Viewings

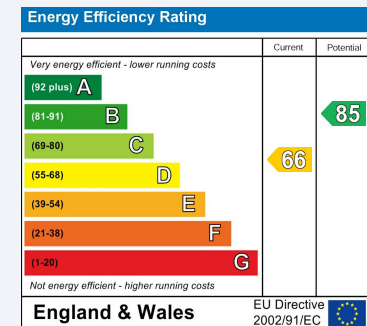
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.