



Avon Drive, Huntington, York, YO32 9YA

- STUNNING GARDENS
- CUL DE SAC LOCATION
- COUNCIL TAX BAND E
- INTEGRAL GARAGE
- HUNTINGTON SCHOOL CATCHMENT
- EPC RATING C

£490,000

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Avon Drive, Huntington, York, YO32 9YA - £490,000

DESCRIPTION

A well maintained, three bedroom detached bungalow on an enviable plot at the end of a quiet cul-de-sac in the sought after Huntington area of York.

Upon entering the property you have an entrance hall with two useful storage cupboards. There are two reception rooms, the first a dining room which leads through to the bright, spacious lounge with feature fireplace and patio doors leading out to the rear garden.

The kitchen has a range of base and wall units, integrated oven, hob and extractor fan as well as space and plumbing for a free standing washing machine. Beyond the kitchen you have a further hallway which gives access to a separate W.C, the integral garage and rear garden.

To the front of the property you have three bedrooms, two of which have fitted wardrobes. The internal accommodation is completed by the family bathroom with sink, W.C, corner bath and separate shower cubicle.

Externally the property sits on a generous corner plot, with a lawned front garden with long drive providing parking for multiple vehicles leading to the garage. To the rear is a substantial, lawned garden with well stocked borders.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 116.1 sq.m. (1,250 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, 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
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.

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