



## Stephenson Close, York

- SOUGHT AFTER LOCATION
- GARDENS FRONT AND REAR
- ENSUITE
- COUNCIL TAX BAND C
- 3 BEDROOM DETACHED
- OFF STREET PARKING
- MODERN AND STYLISH FINISH THROUGHOUT
- EPC RATING D

**Guide Price £325,000**

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# Stephenson Close, York

## DESCRIPTION

A stunning three bedroom detached property in the sought after location of Huntington with its wealth of local amenities.

Upon entering the property, you are greeted by an open hallway with understairs W.C and utility space. From the hallway, you enter a beautifully presented living room with large bay fronted window, bouncing plenty of light throughout the room with access to the open plan dining and modern kitchen area with integrated hob, fridge and freezer with space for a dishwasher. Double doors lead from the dining room to the rear garden. To the upstairs of the property, the space includes a stylish family bathroom, three bedrooms, one with ensuite including W.C, hand basin and shower. To the outside of the property you are greeted by a front garden with paved driveway and gravelled area providing off street parking for multiple vehicles. Gated access to the side of the property leads to a detached single garage. To the rear you have enclosed, south facing garden which is largely laid to lawn with decked seating area.

Huntington is a popular residential location to the north of York that offers a wealth of local amenities as well as good access to Vangarde and Monks Cross retail parks. The property falls within the catchment area of the well renowned Huntington Secondary School. There is also a regular bus service to the city centre.

We strongly recommend an early viewing to appreciate the accommodation on offer.

This is a freehold property. Council tax band C.

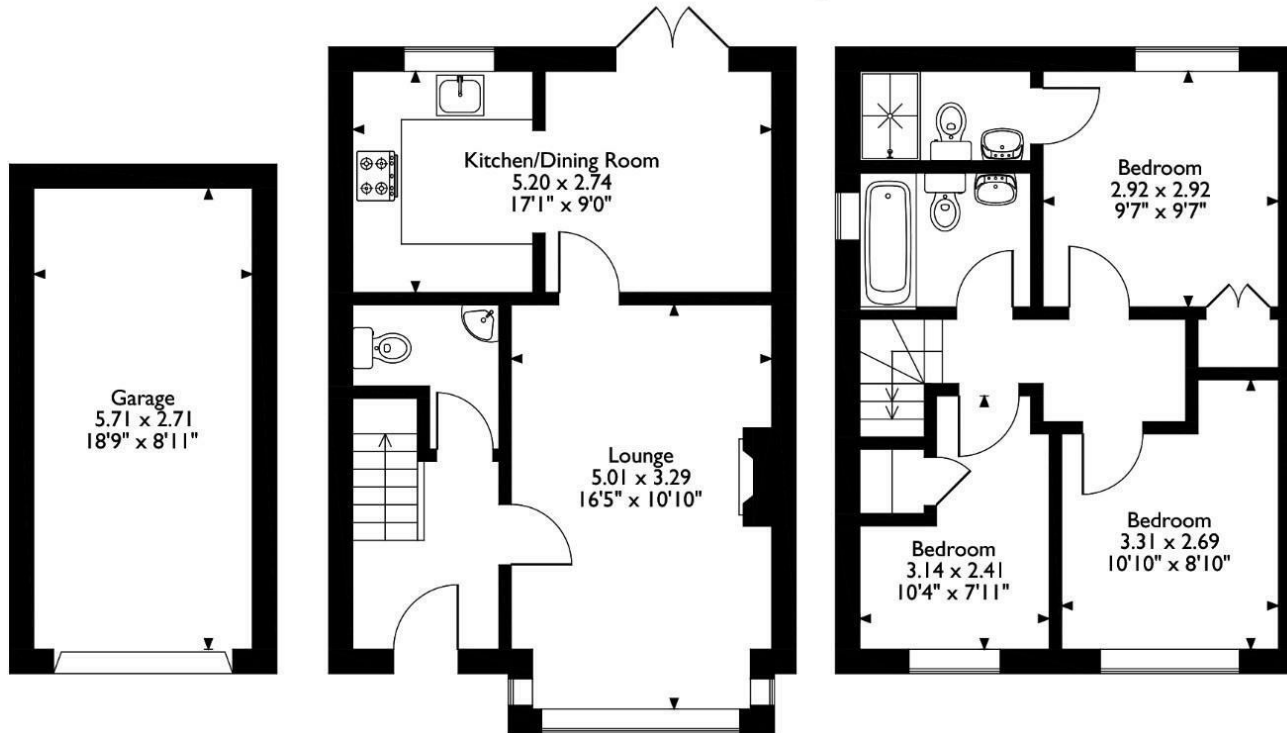








15 Stephenson Close Huntington, York  
 Approximate Gross Internal Area  
 Main House = 76 Sq M/818 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 91 Sq M/979 Sq Ft



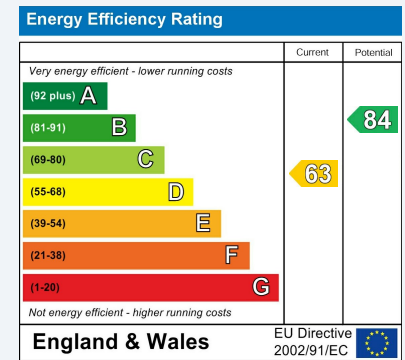
**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.

## Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

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 Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>



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