

HUNTERS®

HERE TO GET *you* THERE



Trent Avenue
Huntington, York, YO32 9SE

Guide Price £325,000



Council Tax: D



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Huntington

Huntington is a popular and well-established village located just north of York city centre. It offers a blend of traditional charm and modern convenience, with excellent local amenities including shops, pubs, schools, and leisure facilities. The village benefits from strong community spirit and easy access to Monks Cross and Vangarde shopping parks, as well as good transport links to York, the A64, and surrounding areas. With its mix of green spaces, good schools, and convenient location, Huntington is a sought-after area for families and commuters alike.

Property Description

Upon entering the property, you are welcomed into an entrance vestibule which leads directly into the living room. The living room is positioned at the front of the home and benefits from TV and telephone points, along with a large bow window overlooking the front elevation. A door from the living room leads into the inner hall.

The inner hall provides access to the dining kitchen, three bedrooms, the shower room, and an airing cupboard.

The dining kitchen is well appointed with a range of wall and base units, complementary worktops, an integrated stainless steel sink with mixer tap, an integrated gas hob and electric oven, and space with plumbing for appliances such as a fridge and a washing machine. From the kitchen, access leads to the rear entrance lobby which provides access to a WC, internal access to the garage and there is also an external door.

There are three bedrooms, all accessed from the inner hall. Two are generous double bedrooms, one of which benefits from built-in wardrobes. The third bedroom is a single room and would be ideal as a home office, study, or hobby room.

The accommodation is completed by a shower room, which includes an accessible shower area, a hand wash basin, and a toilet.

Externally, the property features a small low maintenance landscaped garden to the front, alongside a paved driveway providing off-street parking and access to the garage. There is a further paved area at the side of the bungalow with attached greenhouse and then to the rear, the enclosed west facing garden is mainly laid to lawn and has a timber shed and paved seating area.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

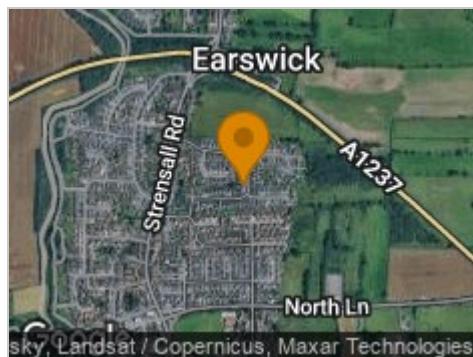
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



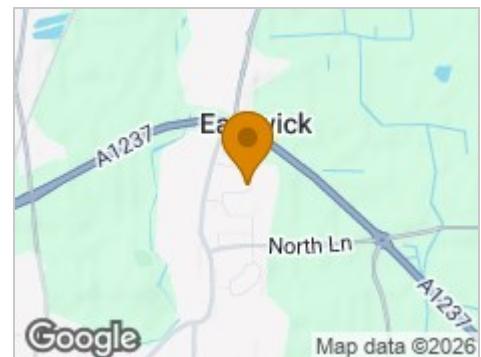
Road Map



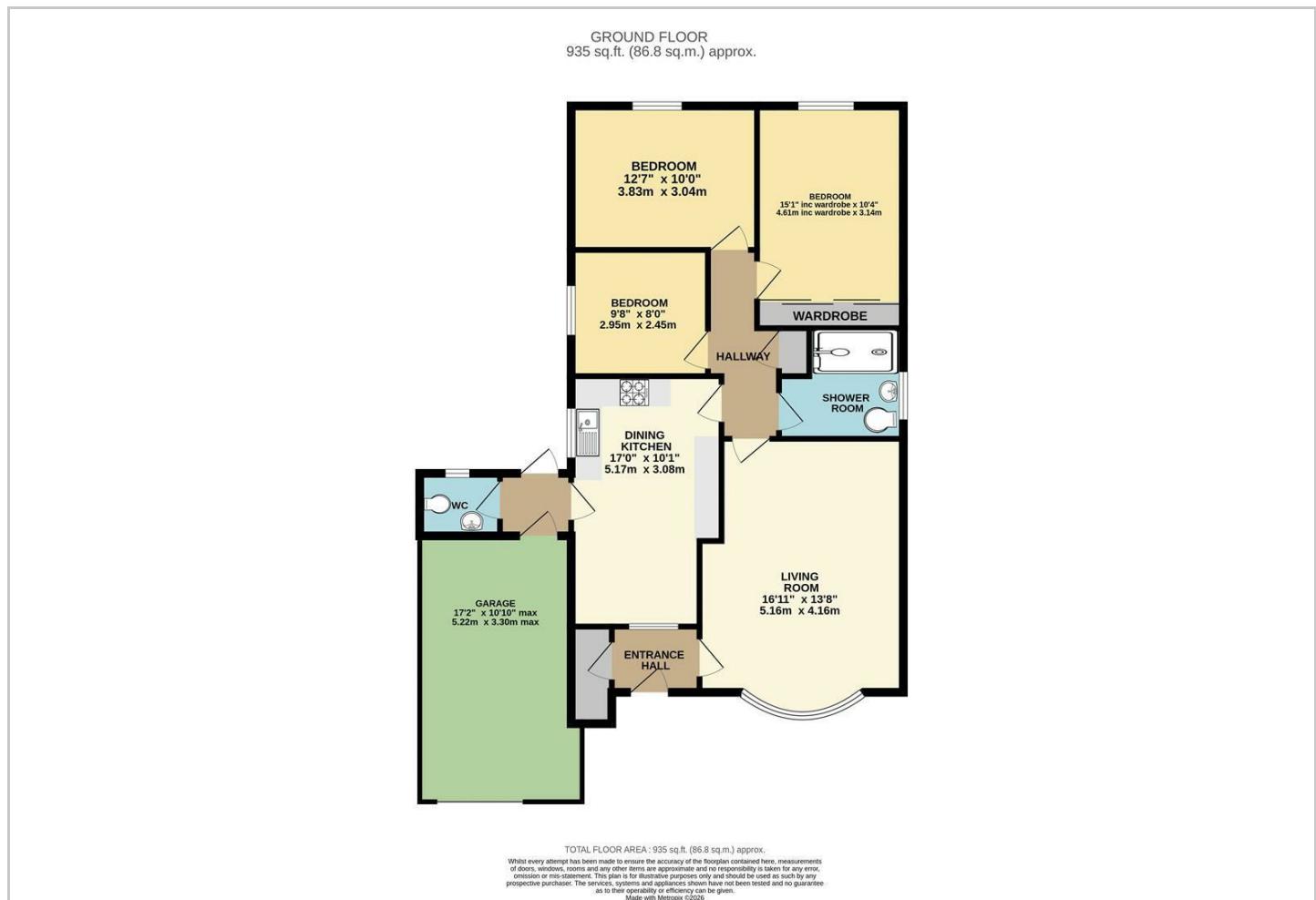
Hybrid Map



Terrain Map



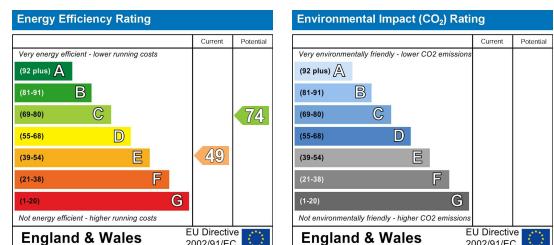
Floor Plan



Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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