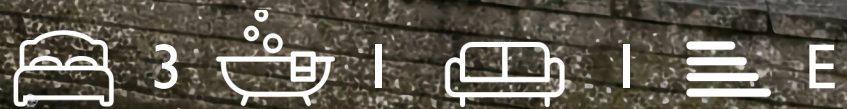




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



## 3 BED DETACHED BUNGALOW - NO ONWARD CHAIN -

A well-presented three bedroom detached bungalow offered with no onward chain, enjoying a west-facing rear garden. The property features an entrance vestibule leading to a front-facing living room with a large bow window, while an inner hall provides access to the dining kitchen, three bedrooms, shower room and airing cupboard. The well-appointed dining kitchen offers a range of wall and base units, integrated oven and hob, space for appliances, and access to a rear lobby with WC, internal garage access and an external door.

**Situated in the popular village of Huntington, just north of York city centre, the property benefits from excellent local amenities, strong transport links, and easy access to Monks Cross and Vangarde shopping parks, making it an ideal choice for a variety of buyers.**

## 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.











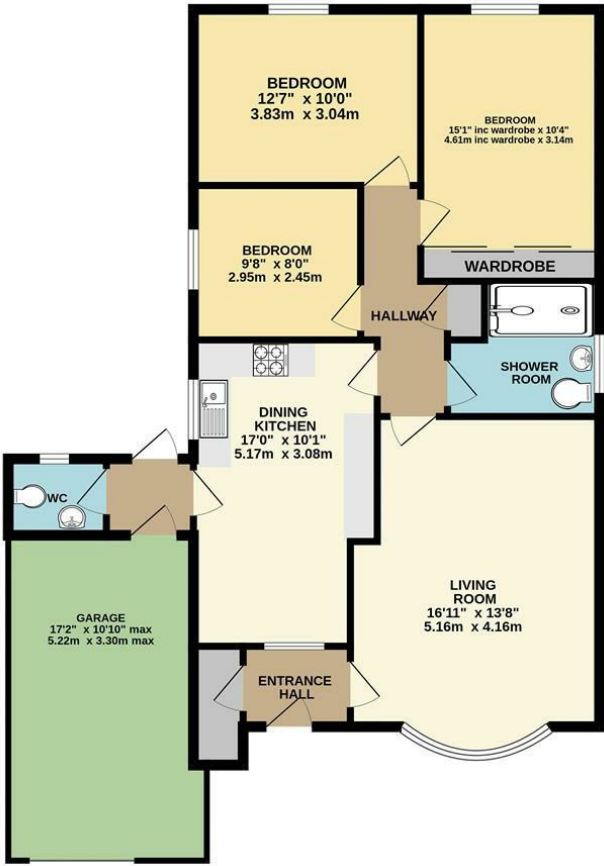




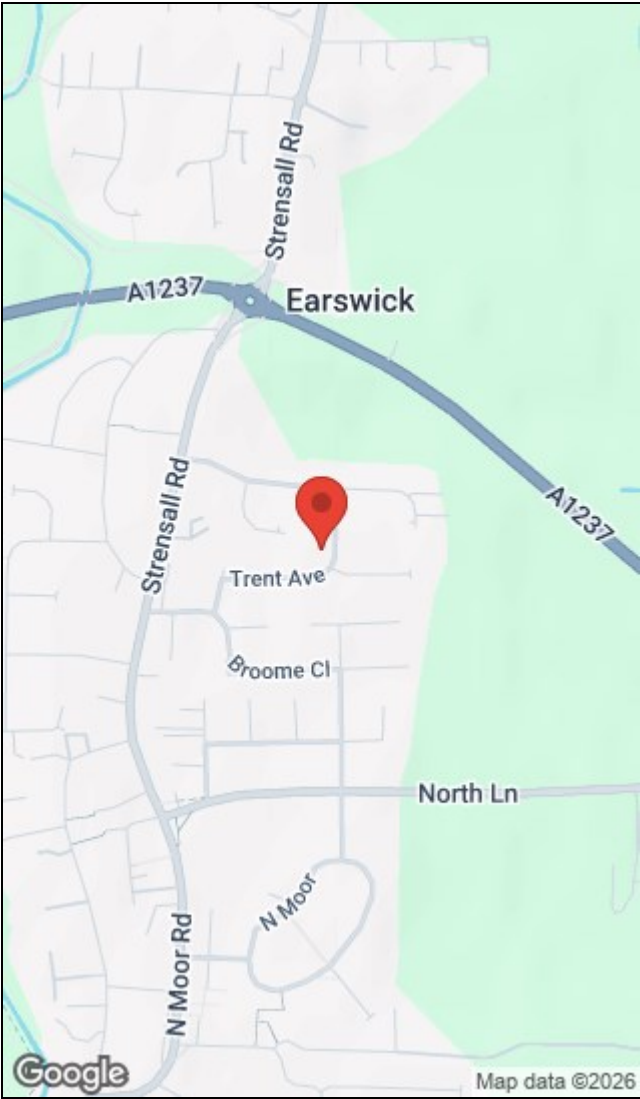




GROUND FLOOR  
935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G2020



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		74			
		49			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555  
ian.dunlop@hunters.com | www.hunters.com



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