



Broome Close, Huntington, York £425,000

A beautifully extended four-bedroom semi-detached property situated within the heart of Huntington Village offering quick and easy access to the A64 as well as great bus routes into York City Centre. Boasting great local schools, this ideal family home is not to be missed.



The property is accessed via a block paved driveway and entered through a uPVC front door into a spacious entrance hall with useful storage cupboards and a ground floor WC. Found immediately off the hallway is a large spacious living room with uPVC double glazed bay window to the front elevation and a gas fire acting as the focal point of the room. To the rear elevation is a large open plan kitchen dining area. The kitchen benefits from a range of wall and base fitted units and boasts a range of built in Neff appliances including oven, combi microwave oven, fridge/freezer, and dishwasher. The dining area offers views and access to the rear garden via patio sliding doors. A door off the dining area gives access into a porch which in turn leads to the back of the garage and the side door.

Off the kitchen is a second reception room which would also work extremely well as a home office with patio doors out on to the garden.

To the first floor, a split-level landing gives access into four double bedrooms and a house bathroom. The master bedroom is a large spacious double bedroom to the front elevation with a large part tiled en-suite benefitting from a double sized walk-in shower, a wash basin, WC, vanity unit and a large back lit mirror.

Bedroom two is a spacious double room with large built-in wardrobes offering ample storage space and a uPVC double glazed bay window overlooking the front garden. Bedroom three is another well-proportioned double room to the rear elevation. Bedroom four is again, a double room with a large uPVC double glazed window offering views of the rear garden.

The first-floor accommodation is completed by a house bathroom with a large walk-in shower, panelled bath, wash basin and WC.

To the outside the property benefits from a larger than average, integrated single garage with power and plumbing for a washing machine and tumble dryer. The side and rear gardens are mainly laid to lawn with mature surrounding flower beds and two well positioned seating areas. To the front of the property is a landscaped garden and a block paved driveway offering parking for 2-3 cars, which in turn gives access to the single garage.

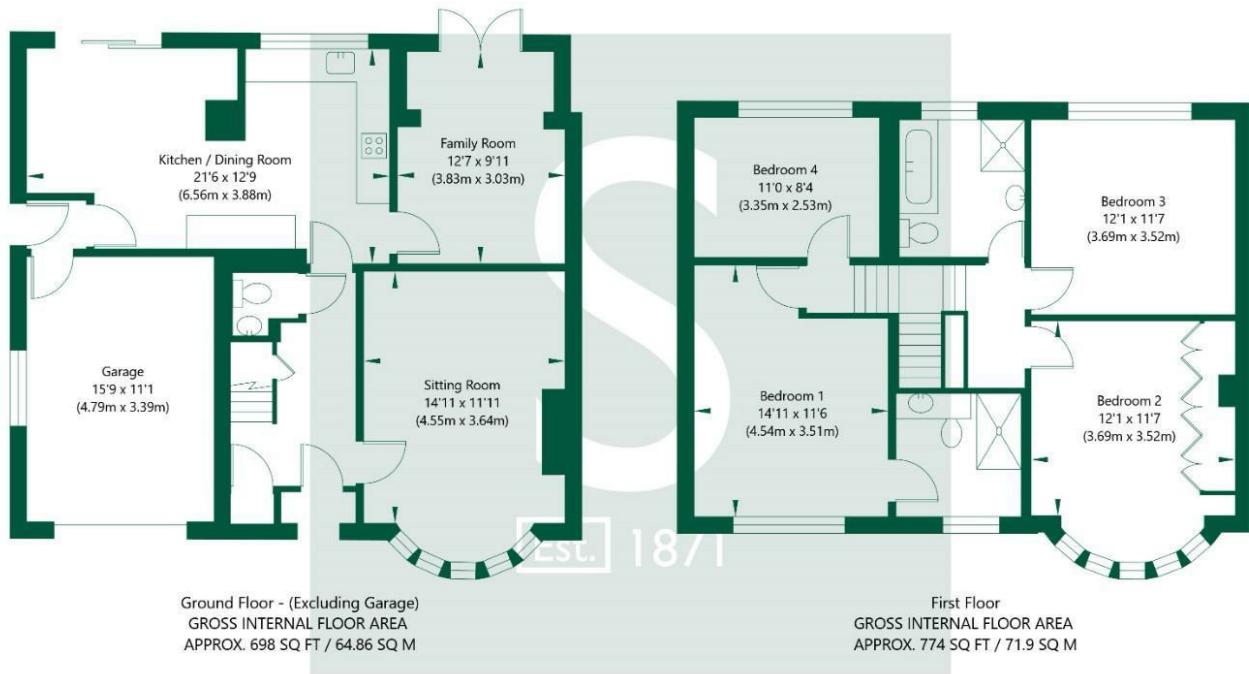
Tenure: Freehold

Services: All mains services connected

EPC Rating: 69 (C)

Council Tax: York – Band D

Viewings: Strictly via the selling agent 01904 625533

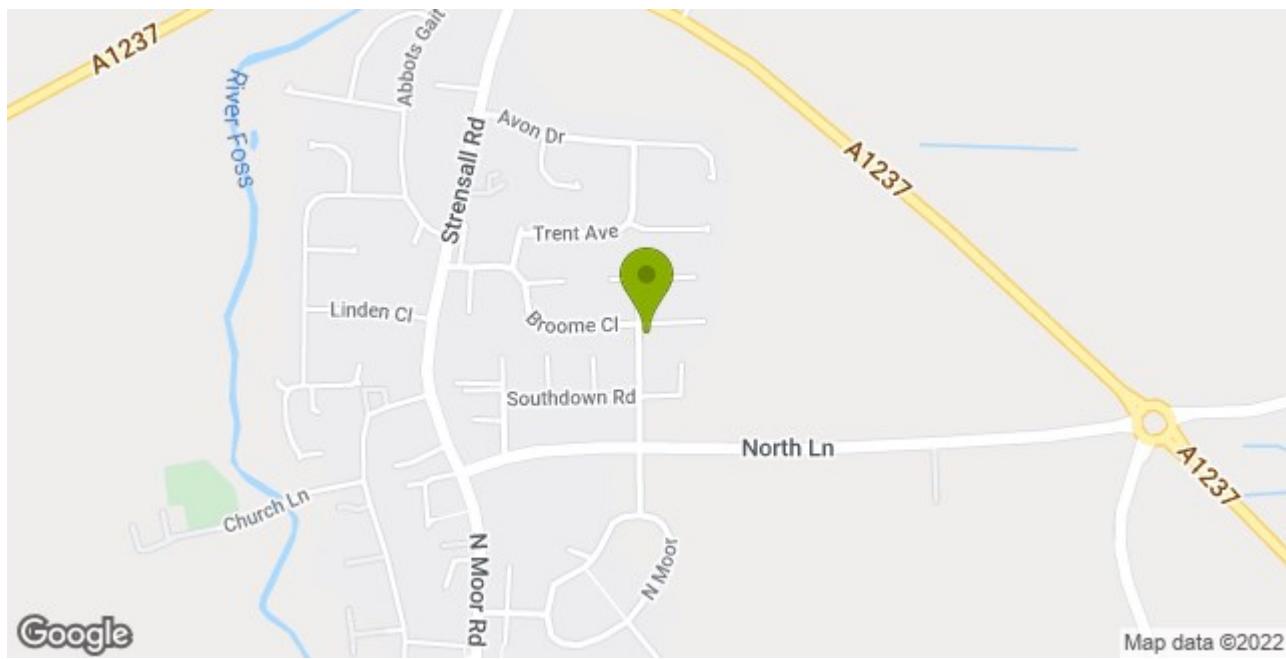


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1472 SQ FT / 136.76 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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