



Brockfield Park Drive, York £280,000

A wonderfully modernised semi-detached bungalow situated in the popular village of Huntington, close to local amenities. The property offers recently renovated accommodation as well as a professionally landscaped rear garden. Crucially, the property benefits from having no forward chain.



The property is entered via a uPVC door on the side elevation which in turn opens into the entrance hall with doors leading into all rooms. The recently upgraded kitchen consists of a range of grey, high gloss wall and base units to all four sides, an electric oven and hob with extractor hood over, an integrated fridge/freezer and has space and plumbing for a washing machine to be installed. The standout attribute of the kitchen is the box bay uPVC window which overlooks the beautifully landscaped rear garden.



To the front elevation of the property, entered through a timber door from the hallway, is the spacious sitting room. The room has recently been redecorated and carpeted and features a double glazed uPVC bay window, allowing plenty of natural light flow. Crucially, the sitting room has space for a dining table, which creates a welcoming area for hosting.



The property provides two good-sized bedrooms, both of which are recently carpeted and decorated. The bedrooms both have large double glazed uPVC windows, one of which looks out to the front of the property and the window in the principal bedroom looks out to the stunning rear garden.

The property's shower room has just been refurbished to an exceptional standard and comprises a low flush W/C, pedestal hand wash basin and a sizeable walk-in shower with hand-held and rainfall showers, and a glass enclosure. A useful heated towel-rail and a frosted uPVC window also add to the qualities in the shower room.



The bungalow sits on a good-sized plot, with a paved driveway allowing ample space for off-street parking, and a low-maintenance gravelled frontage. To the rear of the property, the current vendors have created a luxury outside living space to be enjoyed in the warmer months. High specification stone flags with matching sets create an attractive patio area, which has bordering raised sleeper beds home to an array of mature plants. The rear garden has been completely re-fenced with a new side gate for access.



The property is situated in the popular village of Huntingdon, within a stone's throw of local amenities, including a post office and convenience store amongst other facilities. Sitting within catchment area of the well-regarded Huntingdon Secondary School and just a short drive from the popular shopping locations Monks Cross and Vangarde.

Tenure: Freehold

Services: Mains water, electricity, drainage and gas central heating

EPC Rating: TBC

Council Tax: York - Band B

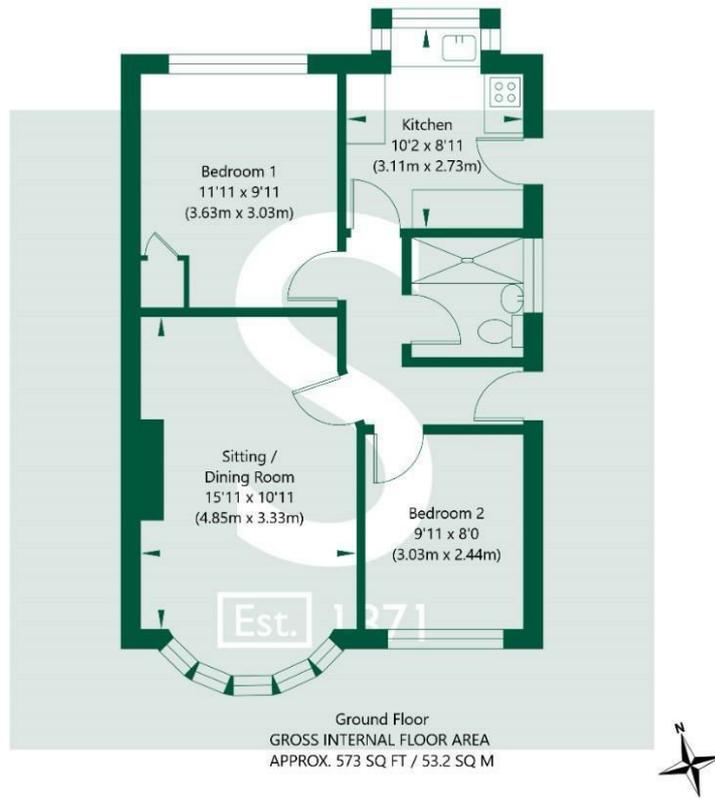
Viewings: Strictly via the selling agent 01904 625533

Social Media

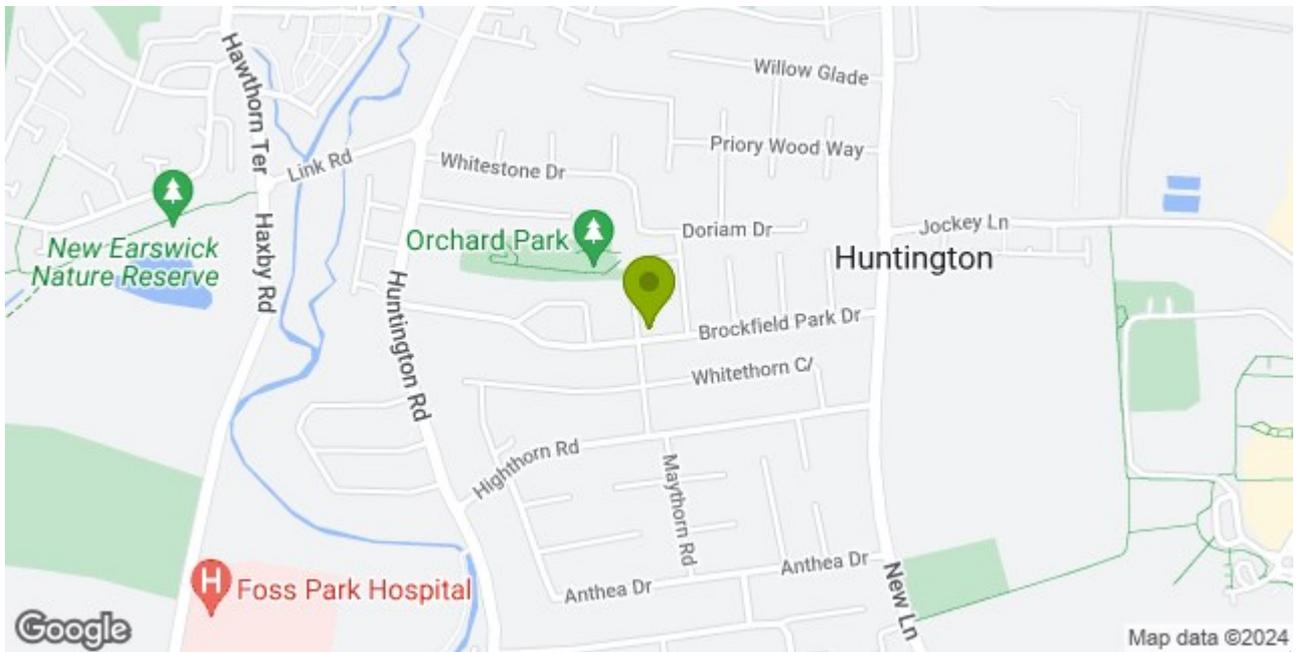
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Brockfield Park Drive, Huntington, York, YO31 9EF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 573 SQ FT / 53.2 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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