



3 Greenway Huntington

York, YO32 9QE

Guide Price £265,000



NO ONWARD CHAIN! CUL-DE-SAC LOCATION! Churchills Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow and garage located in this quiet street off New Lane, Huntington. Situated conveniently for Monks Cross Shopping Park and frequent bus links into York city centre. Benefitting from uPVC double glazing and gas central heating it comprises entrance porch, breakfast kitchen, sitting/dining room, inner hallway, two double bedrooms, rear conservatory and a three piece shower room. To the outside is a gated and paved front driveway providing ample off street parking and with potential for electric car charging and a front landscaped garden. To the rear is a low maintenance garden with storage and access in to the detached single garage. An accompanied viewing is strongly recommended.

Entrance Porch

Entrance door

Breakfast Kitchen

13'4 x 11'7 (4.06m x 3.53m)

uPVC entrance door and windows to front and side, fitted wall and base units, counter tops, stainless steel sink and drainer, space and plumbing for appliances, two double panelled radiator, storage cupboards, power points.

Sitting/Dining Room

13'7 x 13'3 (4.14m x 4.04m)

uPVC window to front, double panelled radiator, electric fire with surround, TV point, power points. Carpet.

Inner Hallway

Loft access. Carpet.

Shower Room

8'6 x 5' (2.59m x 1.52m)

Walk-in mains shower cubicle, low level WC, wash hand basin, towel rail/radiator, tiled walls, extractor fan. Vinyl flooring.





Bedroom 1

14'1 x 9'11 (4.29m x 3.02m)

uPVC window to rear, double panelled radiator, power points. Carpet.

Bedroom 2

11'7 x 8'7 (3.53m x 2.62m)

uPVC French doors to conservatory, single panelled radiator, power points. Carpet.

Conservatory

10'5 x 8'10 (3.18m x 2.69m)

uPVC double glazed windows and French door to garden, double panelled radiator., power points. Carpet.

Outside

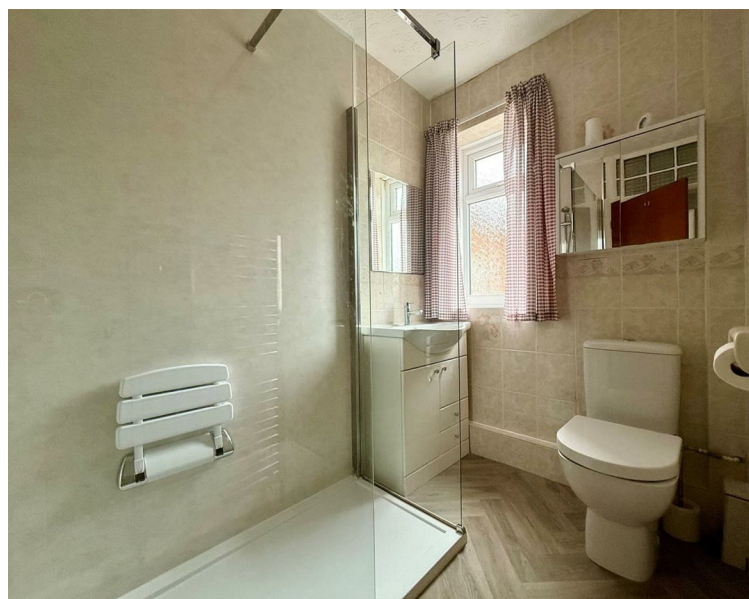
Gated and paved front driveway, landscaped front, fence boundary. Low maintenance rear garden with gravel and paved areas, timber shed, flower borders.

Garage

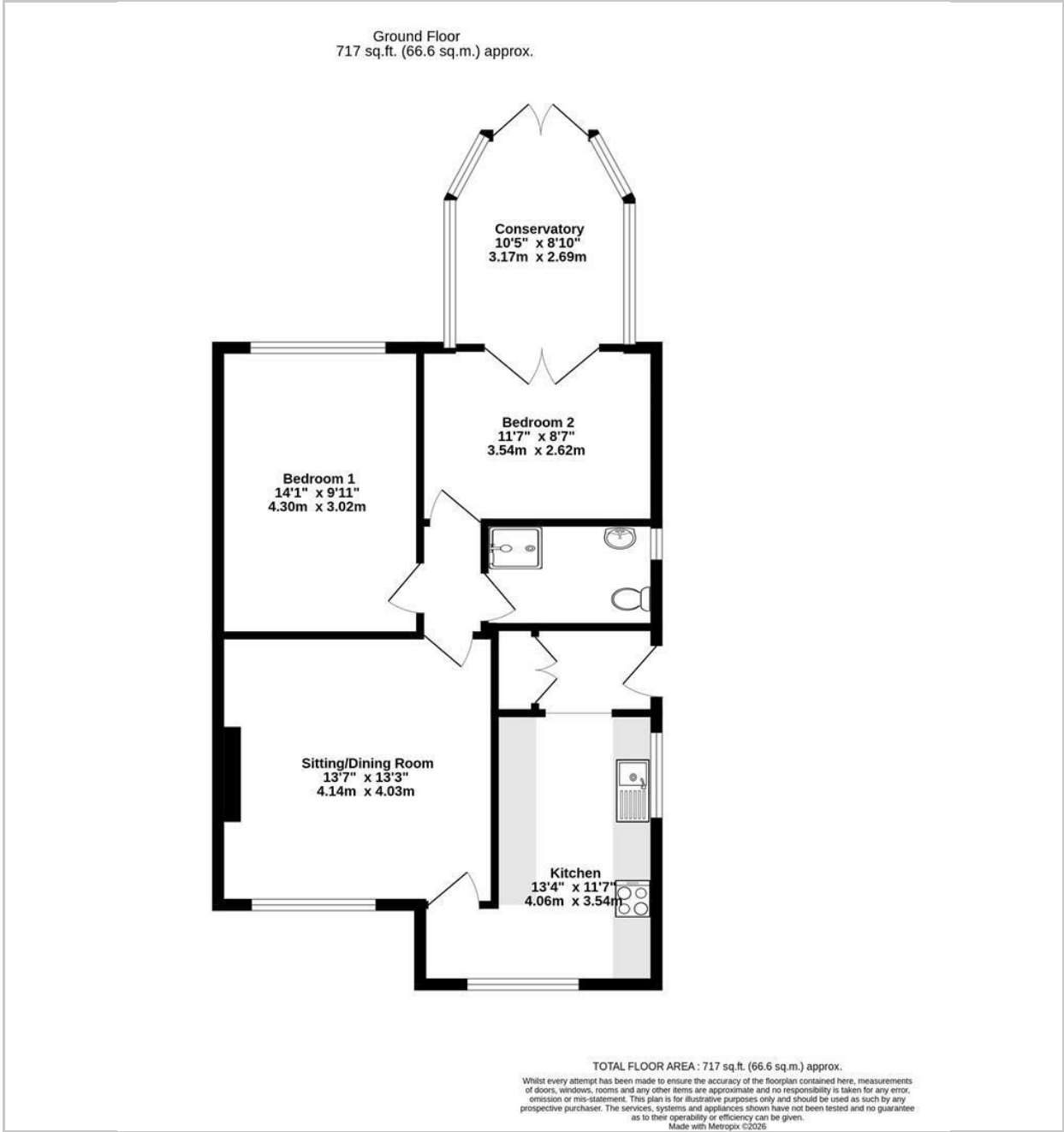
Up and over garage door, power and lighting.

Agents Note

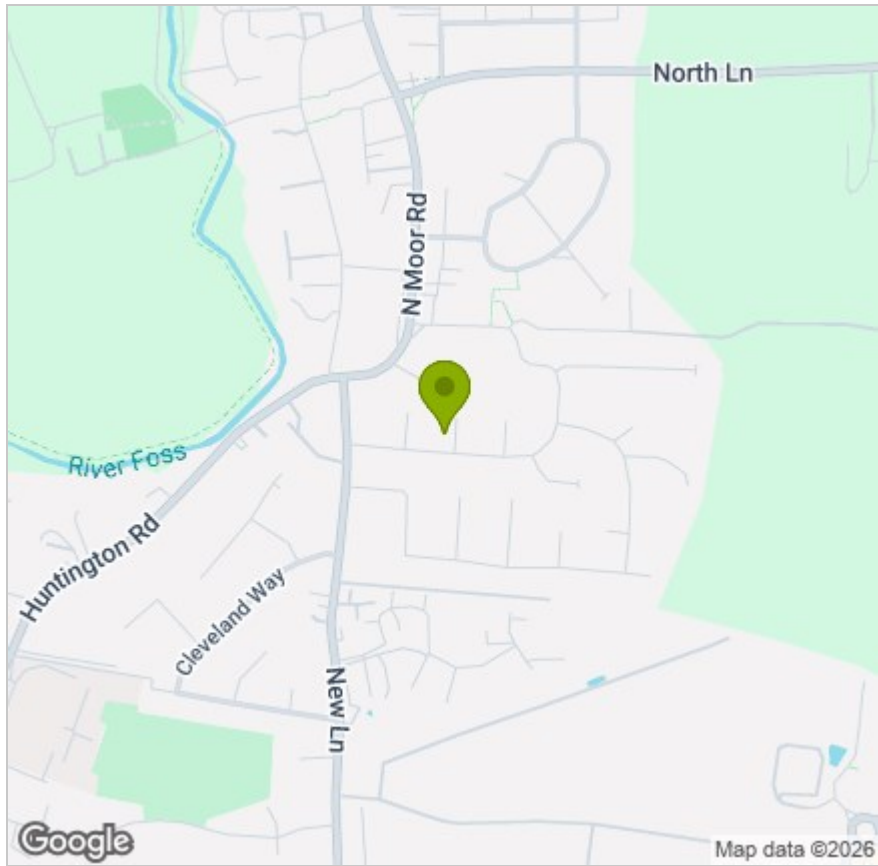
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



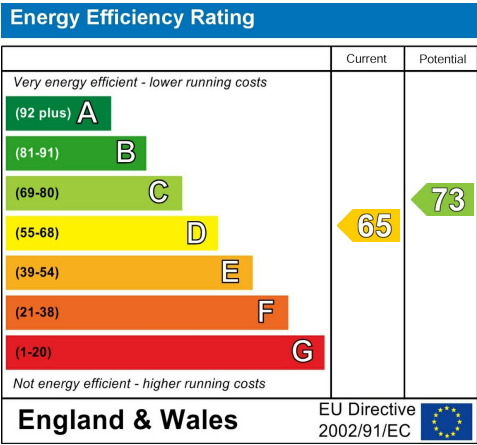
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.