



33 Huntsmans Walk  
York, YO24 3LD  
Guide Price £450,000

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**NO ONWARD CHAIN!** A large detached home within this popular residential area maintained to a very good standard throughout and ready to move into as well as offering a bright and versatile space. Currently a 3 bedroomed house with an attached 2 storey, 1 bedroomed annexe, the property can easily be converted back into a 4 bedroomed 3 reception room home.

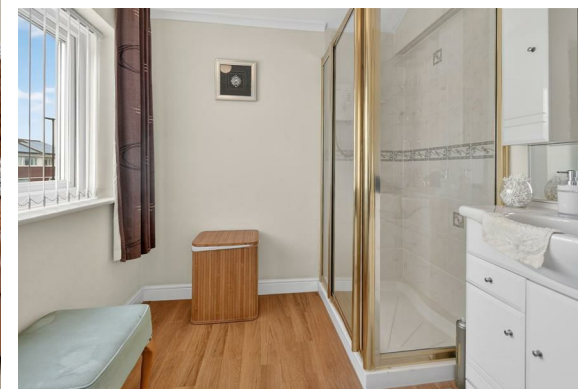
Close to sought after schools and amenities as well as the outer ring road and comprising; entrance hallway, 15ft lounge, fitted kitchen, sitting/dining room, conservatory, inner hallway, separate reception room with double doors to rear patio, secondary annexe kitchen with boiler cupboard which can be adapted to a utility room, ground floor shower room, first floor landing, three first floor double bedrooms, 4 piece house bathroom and a first floor annexe bedroom.

To the outside is a good sized driveway providing off street parking and the potential for electric car charging, rear landscaped garden with patio, raised timber deck and borders.

An accompanied viewing of this impressive property is strongly recommended.

### Entrance Hallway

uPVC entrance door, windows to front, double panelled radiator, carpeted flooring, storage cupboard, power points



### Lounge

uPVC window to front, gas fire with surround, carpeted flooring, radiator, power points

### Kitchen

Fitted wall and base units with countertop, sink and draining board with mixer tap, five ring gas hob, double oven, space and plumbing for appliances, vinyl tiled flooring, power points, uPVC window to rear



### Sitting/Dining Room

Vinyl flooring, TV and power points, opening to conservatory

### Conservatory

uPVC double glazed windows and doors to rear garden, two radiators, vinyl flooring, power points



### Annexe Lounge

uPVC French doors to side, two double panelled radiator, window to rear, carpeted flooring, power points, fitted cupboards

### Shower Room

Walk-in shower cubicle, low level WC, wash hand basin, utility cupboard, wall mounted gas combination boiler, power and lighting





### **Annexe Kitchen**

uPVC windows and doors to front, fitted wall and base units, countertops, sink and draining board, space and plumbing for appliances, double panelled radiator, stairs to bedroom area

### **First Floor Landing**

Carpeted flooring, door to;

### **Master Bedroom**

uPVC window to front, fitted wardrobes, double panelled radiator, carpeted flooring, power points

### **En-Suite**

Window to front, double panelled radiator, walk-in shower, wash hand basin, laminate flooring

### **Bedroom 2**

uPVC window to rear, fitted wardrobes, single panelled radiator, carpeted flooring, power points

### **Bedroom 3**

uPVC window to rear, double panelled radiator, carpeted flooring, power points

### **Bathroom**

Opaque window to rear, panelled bath, corner shower cubicle, low level WC, wash hand basin, double panelled radiator, part tiled walls, vinyl flooring, recessed spotlights

### **Annexe Bedroom**

uPVC window to front, fitted wardrobes, carpeted flooring, radiator, power points

### **Outside**

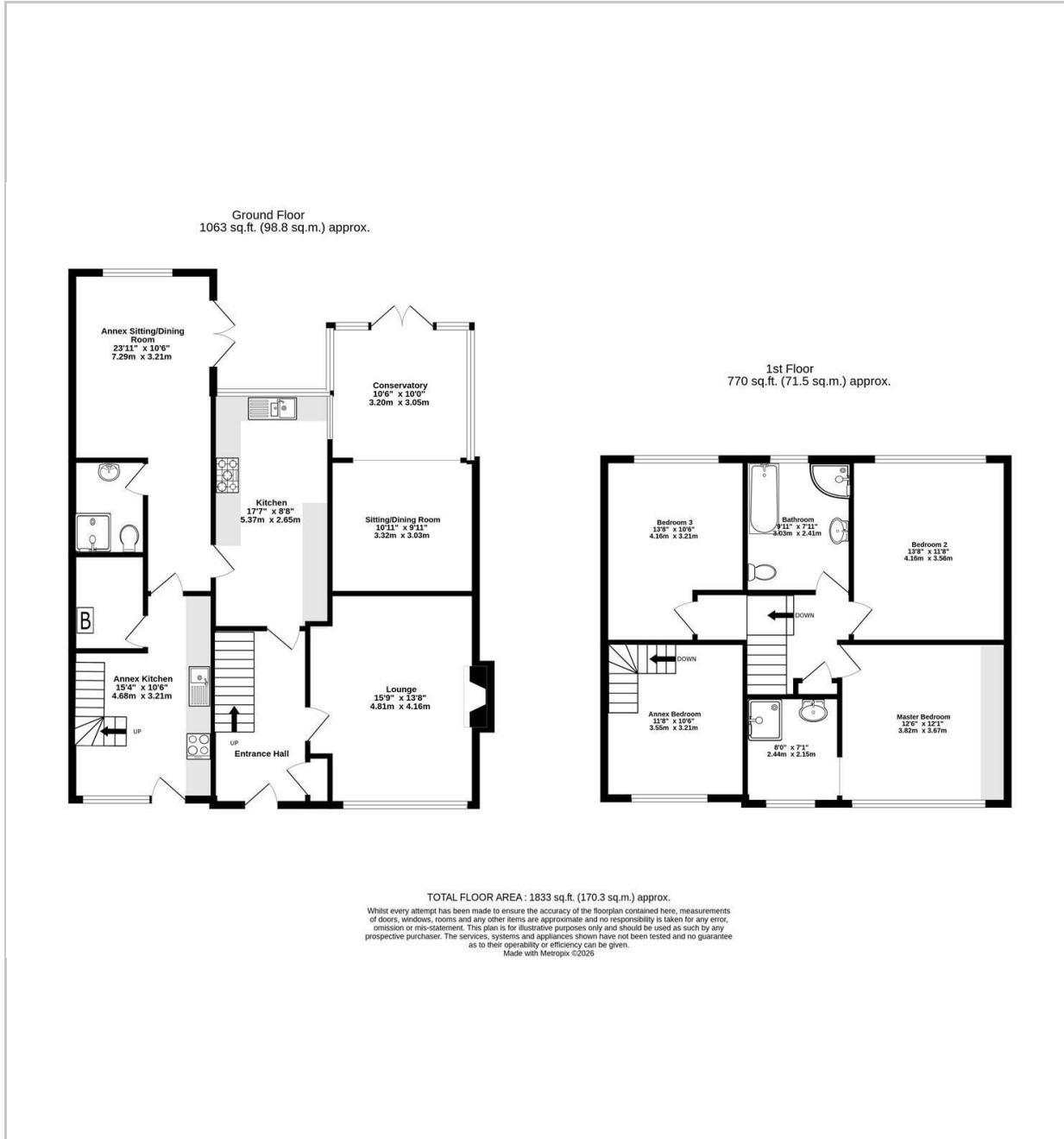
Landscaped front driveway, rear patio garden with raised timber decked area and flower borders, timber shed, outside tap, timber fence boundary

### **Agents Note**

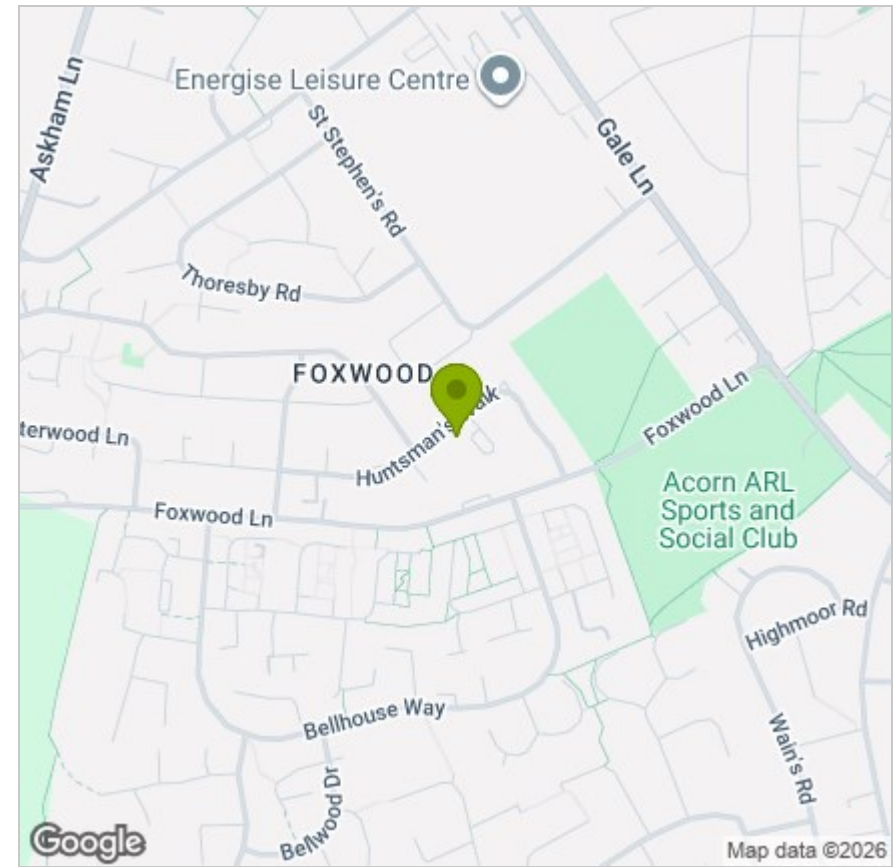
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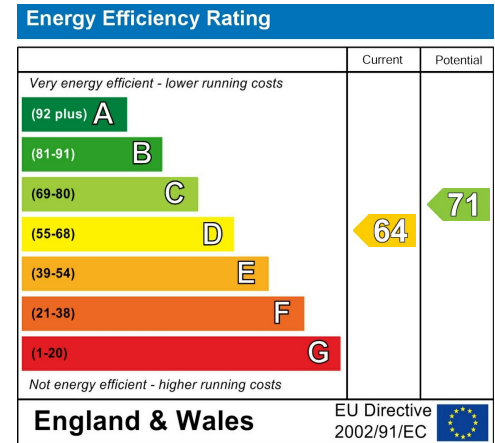
# FLOOR PLAN



# LOCATION



## EPC



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