







3 Greenway Huntington
York, YO32 9QE
Guide Price £265,000

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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.





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

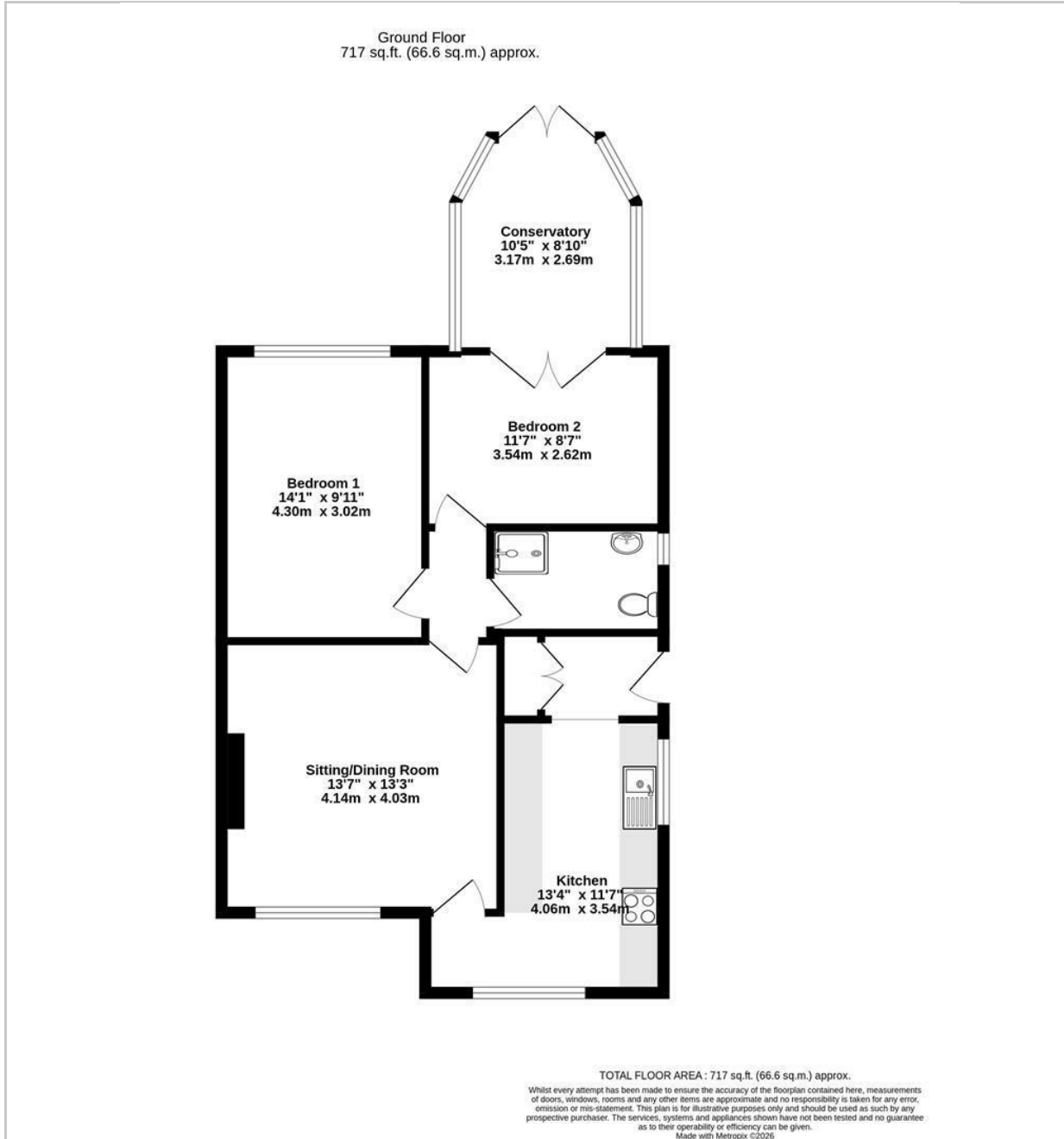
Up and over garage door, power and lighting.

Agents Note

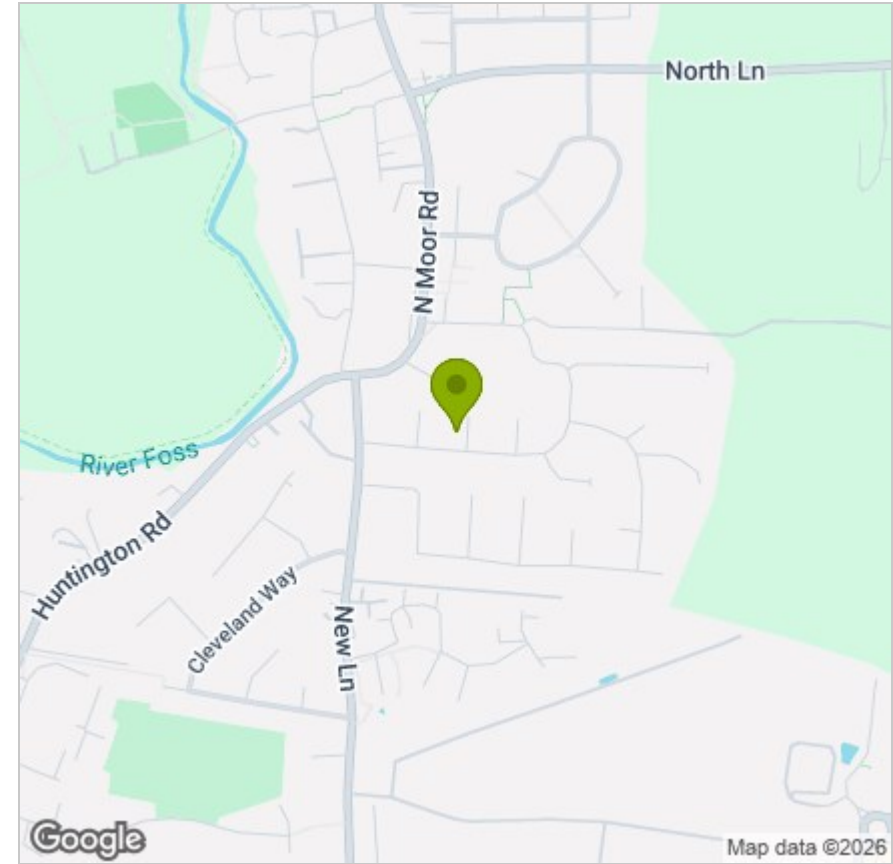
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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