



5 Broome Way Huntington
York, YO32 9RL

£325,000

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NO ONWARD CHAIN! CUL-DE-SAC POSITION WITH FOUR BEDROOMS. A well proportioned four bedroom semi-detached dormer bungalow just off North Lane, Huntington, convenient for both York City Centre, outer ring road, Monks cross shopping park and many nearby amenities. Lovingly maintained and offering scope to expand or adapt the property further, this four bed home is sure to appeal to a range of buyers. Benefiting from uPVC double glazing, gas central heating as well as a larger than average detached garage for hobbies or work. Internally the property comprises; dining room, lounge with bay window, fitted kitchen, ground floor double bedroom with fitted wardrobes, three piece house bathroom, first floor landing, three first floor double bedrooms and separate WC. To the outside is a front driveway providing off street parking and the potential for electric car charging, rear lawn and patio garden with lean-to greenhouse, flower borders and timber fence boundary, detached garage approximately 21ft long with power and lighting. An accompanied viewing is highly recommended.

Dining Room

Entrance door, uPVC window to front, double panelled radiator, carpeted flooring, power points, stairs to first floor

Lounge

uPVC bay window to front, double panelled radiator, gas fire with surround, carpeted flooring, TV and power points

Kitchen

uPVC window to rear, fitted wall and base units, one and half sink and draining board with mixer tap, built-in gas hob, eye level double oven, space and plumbing for appliances, double panelled radiator, vinyl flooring, power points, uPVC door to side

Bedroom 1

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





Bathroom

Opaque uPVC window to side, panelled bath with shower over, low level WC, wash hand basin, towel radiator, tiled walls, shaver point, spotlights, extractor fan, vinyl flooring

First Floor Landing

uPVC window to front, carpeted flooring, double panelled radiator

WC

Opaque window to side, low level WC with wash hand basin over, towel radiator, floorboards

Bedroom 2

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

Bedroom 3

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

Bedroom 4

uPVC window to front, double panelled radiator, carpeted flooring, power points, eaves storage

Outside

Lawn front garden, driveway with off street parking, rear lawn and patio with timber fence boundary, lean-to Greenhouse

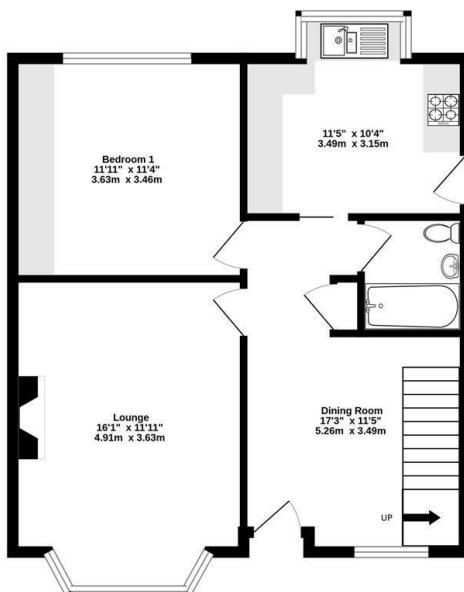
Garage

Up and over garage door, access door and window to side, power and lighting

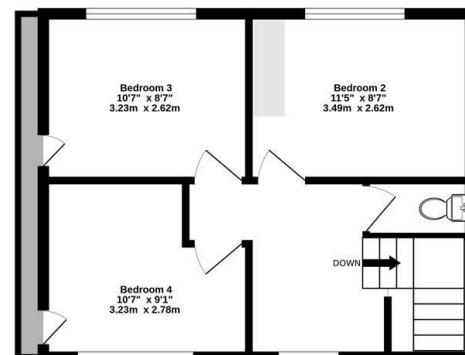


FLOOR PLAN

Ground Floor
610 sq.ft. (56.7 sq.m.) approx.



1st Floor
390 sq.ft. (36.2 sq.m.) approx.

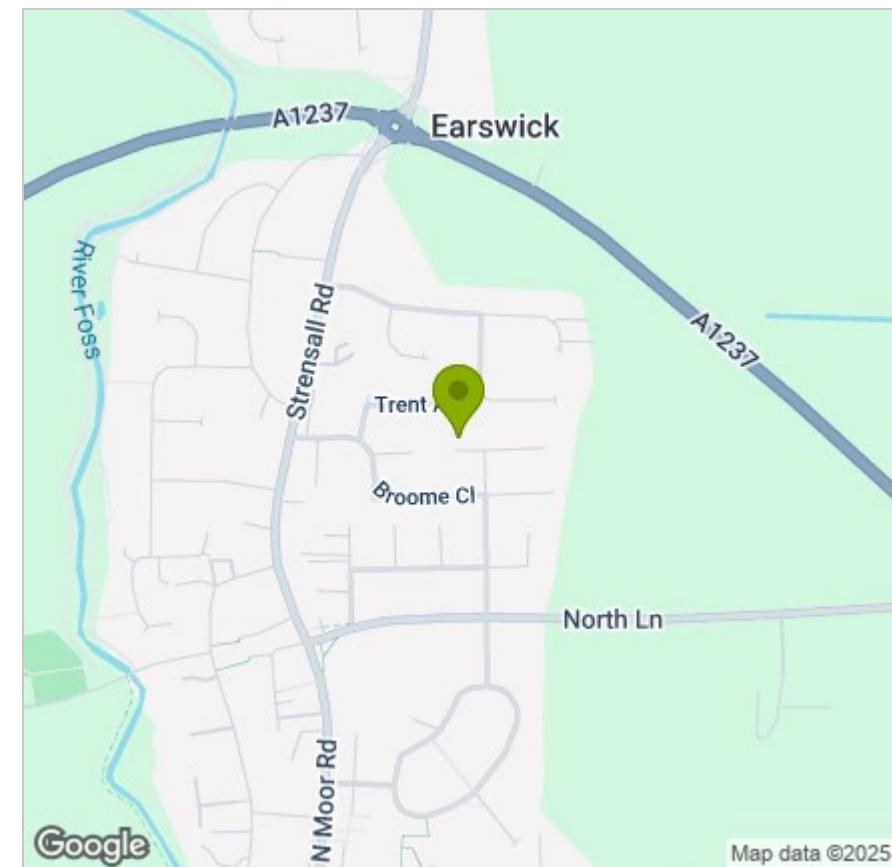


TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No guarantee is given for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	67
(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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