



20 Hambleton Way Huntington
York, YO32 9PJ
£300,000



A deceptively spacious three bedroom detached bungalow property set on a good sized corner plot within this highly sought after location convenient for local amenities including shops and Schools and with easy access to the by-pass and into York City Centre. The property provides spacious living accommodation with the benefit of gas central heating and UPVC double glazing and comprises large dual aspect lounge with feature fireplace, kitchen, three good sized bedrooms, inner hallway and a newly fitted bathroom with white 3 piece suite. To the outside there are gardens to the front, side and rear and a side drive provides off street parking and leads to a detached garage. An early internal viewing is highly recommended.

Kitchen

Window to rear, range of fitted units with complimentary work surfaces, one and a half bowl sink units with mixer tap, gas hob, plumbing for washing machine, power points.

Lounge

Leaded windows to front and side, coving, brick built fireplace with electric fire, radiator, power points.

Bathroom

Window to rear, panelled bath with mixer shower over, sink set in vanity unit, low level WC, heated towel rail, extractor fan.

Bedroom 1

Leaded window to front and window to side, radiator, power points.

Inner Hall

Access to partly boarded loft space.

Bedroom 2

Window to rear, radiator, power points.

Bedroom 3

French doors to front and window to side, radiator, power points.





Outside

Gardens to front and side. Rear garden with planted borders, trees, shrubs and fence boundaries. Side drive leading to a detached garage.

Agents Note:

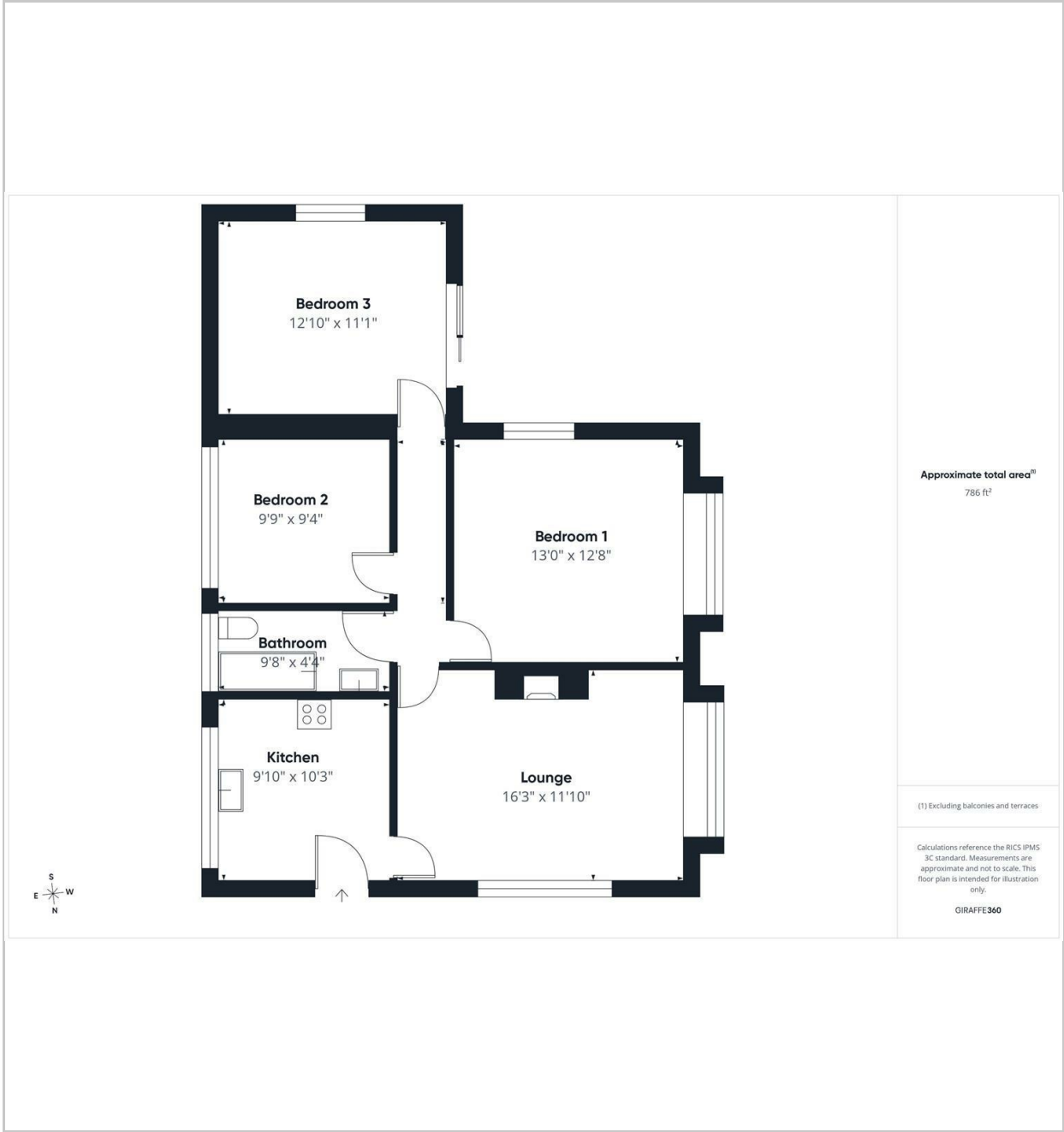
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Please Note:

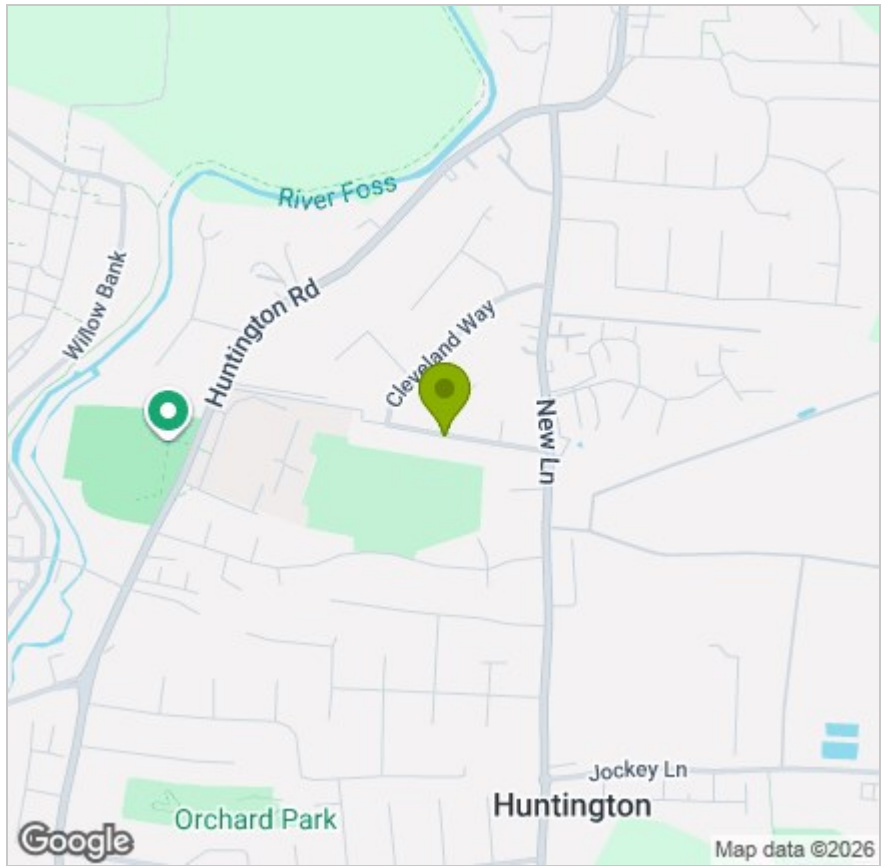
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FLOOR PLAN



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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