

W I L L O W G R E E N
E S T A T E A G E N T S



**13 Briar Drive
York, YO31 9DP**

£249,950

A lovely two bedroom, semi detached bungalow on a quiet cul de sac in the popular village of Huntington.

Situated 2 miles from York City Centre and less than a mile from Monks Cross Retail Park.

Internally, the property briefly comprises; a kitchen with modern wall & floor units, an inner hallway leading to a living room at the front, overlooking the paved front garden which could serve as an additional parking area.. The accommodation also includes two bedrooms and a family bathroom with over bath shower.

Externally, there is a driveway providing ample off street parking leading to a single garage. To the rear there is a sunny garden largely laid to lawn with a generous patio area.

The property is offered chain free with viewings being highly recommended.

LIVING ROOM

12'1" x 9'6" (3.7 x 2.92)

KITCHEN

18'11" x 6'2" (5.77 x 1.88)

BEDROOM 1

10'11" x 9'8" (3.33 x 2.97)

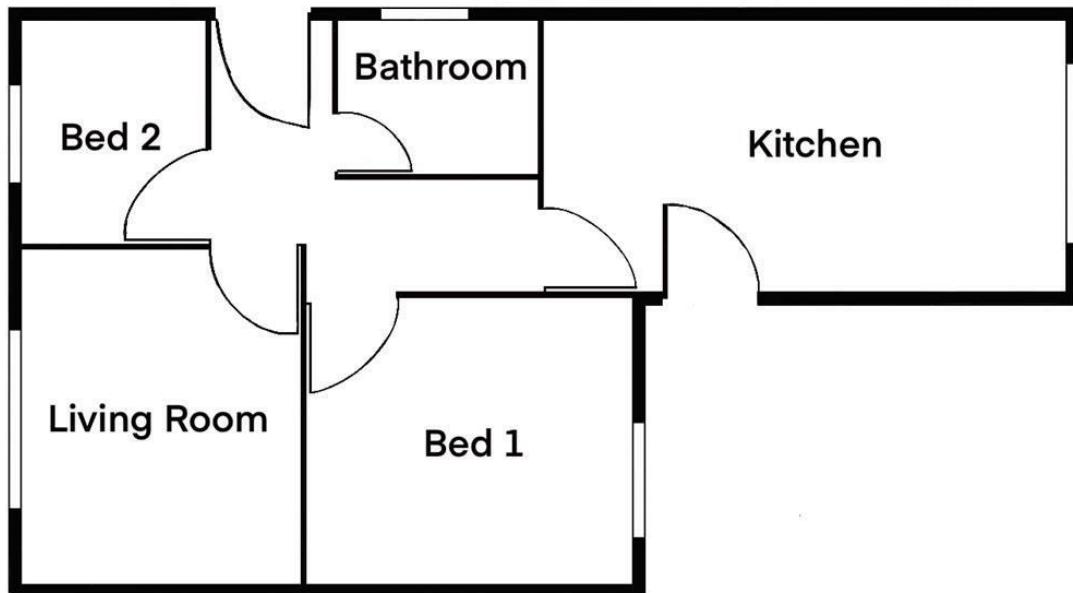
BEDROOM 2

8'0" x 6'11" (2.44 x 2.11)

BATHROOM

5'0" x 6'7" (1.53 x 2.03)





13 Briar Drive, Huntington, York



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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