



YOUR MOVE
ANSCOMBS

Wood Way, Huntington, York YO32 9QG

Guide Price £275,000

ACCOMMODATION

A well presented two double bedroom semi detached bungalow, offered for sale with the added benefit of no onward chain.

The welcoming entrance lobby opens into a bright and spacious front-facing lounge, where a large picture window floods the room with natural light. A feature fireplace incorporating an electric fire creates an attractive focal point.

The adjoining kitchen is fitted with a stylish range of wall and base units, complemented by contrasting worktops. Integrated appliances include an electric hob with extractor hood, built-in oven, fridge/freezer and washing machine. A useful pantry cupboard provides additional storage, while a door gives direct access to the side driveway.

An inner hallway leads to two well proportioned double bedrooms overlooking the rear garden and a contemporary shower room/WC.

The property benefits from gas central heating, double glazing throughout, and an Energy Performance Certificate (EPC) rating of D.

Outside, the front garden is mainly laid to lawn, with a block-paved driveway providing ample off-street parking and leading to a detached garage. The enclosed rear garden is a particularly good size, predominantly laid to lawn with fenced boundaries, offering an ideal space for relaxing or entertaining.

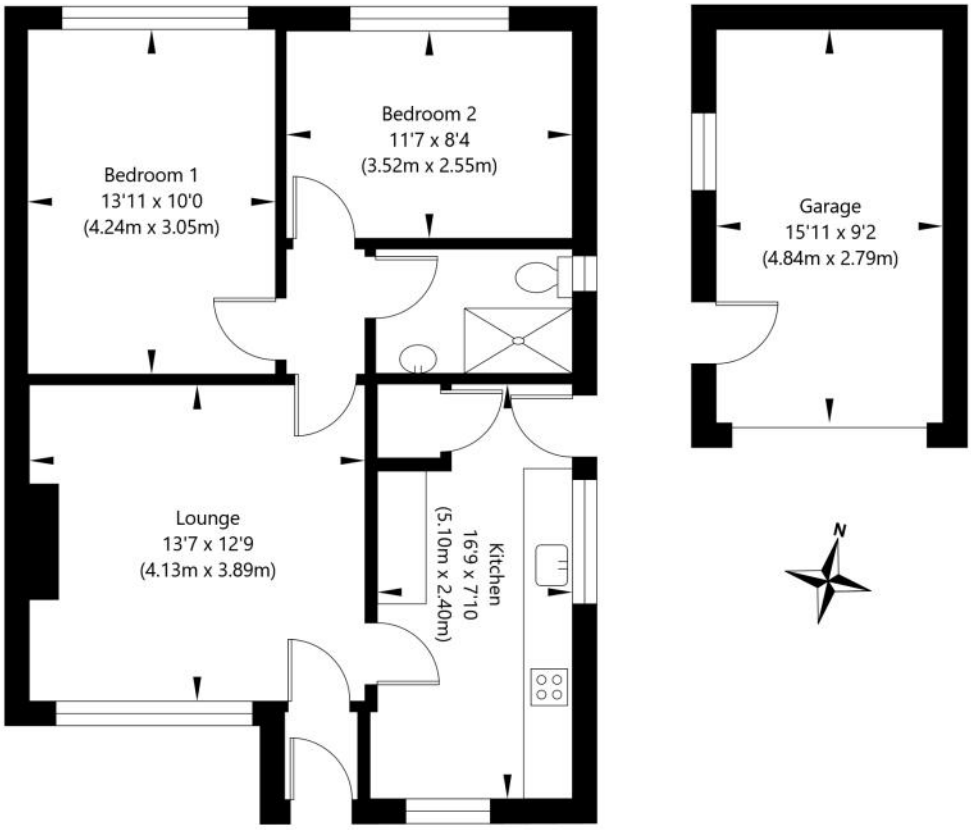
Wood Way is situated in the ever-popular village of Huntington, approximately 2.5 miles north of York city centre. The area is well served by an excellent range of local amenities, and the Monks Cross/Vangarde Shopping & Leisure Complex.

COUNCIL TAX

Band C - 2026/2027 Approx £2,020.

What3Words ///adopt.dish.tides





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 640 SQ FT / 59.45 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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