



YOUR MOVE
ANSCOMBS

Fern Close, Huntington
York YO32 9PA

ACCOMMODATION

A newly refurbished two double bedroom semi detached bungalow, situated in a pleasant cul-de-sac and benefiting from a west facing rear garden, generous off-street parking and a detached garage. The property has undergone a programme of improvements, including a newly fitted kitchen and bathroom, a new boiler and radiators, and rewiring, and is offered for sale with the convenience of no forward chain.

The entrance door is positioned to the side of the property and opens directly into a bright, dual-aspect kitchen, with windows to the front and side providing plenty of natural light. The kitchen has been refitted with an extensive range of wall and base units, complemented by laminate worktops, an induction hob with extractor above and an electric oven. There is also space for a fridge/freezer and washing machine, while ceiling downlighters and vinyl flooring complete the contemporary finish. A separate fitted cupboard provides useful additional storage.

A doorway leads through to the lounge/dining room, a comfortable living space with a window overlooking the front garden and a fireplace housing a flame-effect electric fire.

An internal hallway provides access to two well-proportioned double bedrooms, both overlooking the rear garden. The bathroom/WC has also been refitted with a modern white suite, including a bath with shower over, complemented by stylish fitted cabinets, a heated towel rail, tiled walls and vinyl flooring.

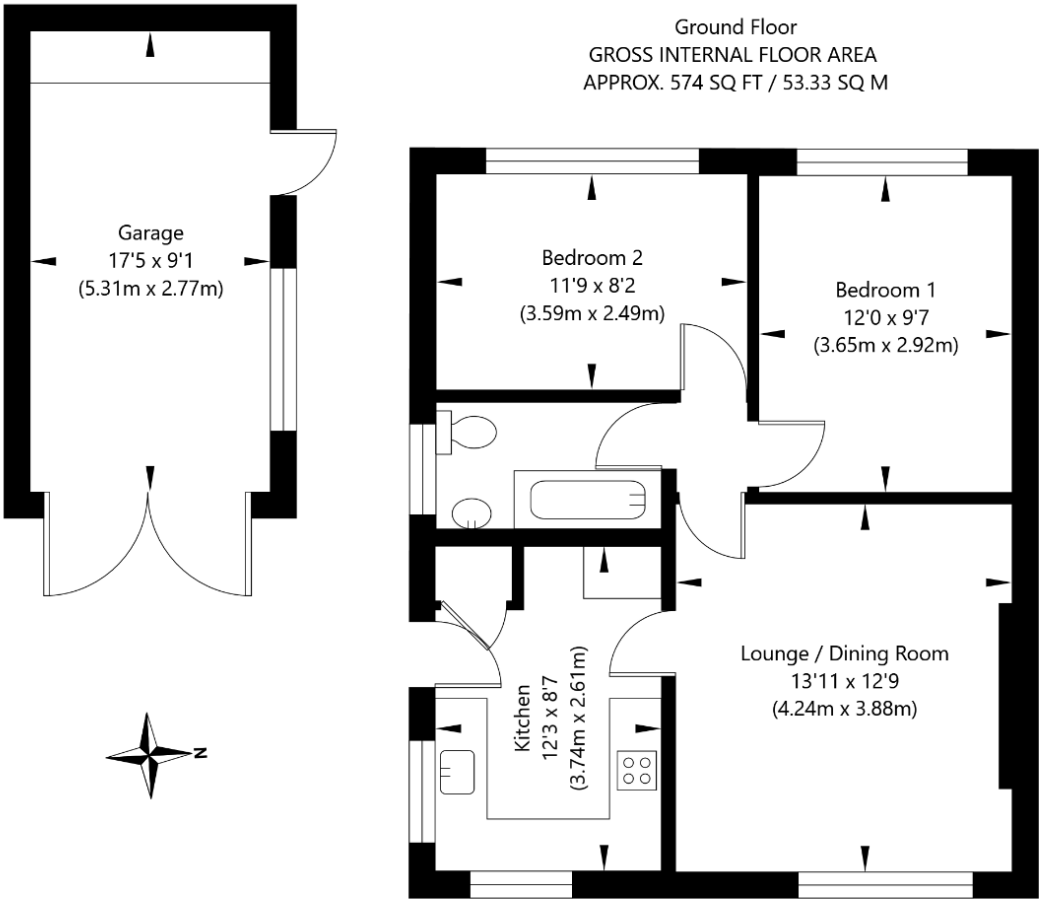
The property further benefits from gas central heating, double glazing and an Energy Performance Certificate (EPC) rating of C.

Externally, the bungalow is set back from the road behind a generous front garden, which has been gravelled to provide off-street parking for several vehicles. A driveway continues along the side of the property to a detached garage, which benefits from power and lighting. To the rear is a west-facing garden, thoughtfully hard landscaped for ease of maintenance, with raised planting beds offering scope for gardening and personalisation.

Fern Close enjoys a pleasant cul-de-sac setting approximately 2.9 miles north of York's historic city walls and around one mile by car from the popular Monks Cross and Vangarde retail and leisure complexes, which offer a wide selection of shops, restaurants and amenities.

COUNCIL TAX - Band B

What 3 Words - ///weep.clocks.exchanges



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 574 SQ FT / 53.33 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

YOUR MOVE ANSCOMBS
31-32 Colliergate, York, YO1 8BN
01904 621532
york@your-move.co.uk
Mon – Fri 9am – 5.30pm
Saturday 9am – 4pm

YOUR MOVE
ANSCOMBS

your-move.co.uk/york















YOUR MOVE
ANSCOMBS

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Calls may be recorded/monitored for quality control and training purposes.