



YOUR MOVE
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Cleveland Way, Huntington
York YO32 9PH

ACCOMMODATION

A well proportioned three double-bedroom detached home, occupying a generous plot with a south-east-facing rear garden, driveway and detached garage. The property offers flexible accommodation, including a ground floor bedroom and shower room, and is offered for sale with the convenience of no forward chain.

The entrance hallway leads into a bright and airy dual-aspect lounge, with windows providing natural light from two sides. Spanning the rear of the house is the kitchen/dining room, offering a practical space for everyday living with plenty of room for a dining table and chairs. The kitchen is fitted with a range of units incorporating a five-ring gas hob, extractor hood, double oven, integrated fridge and freezer, dishwasher and washing machine. Patio doors from the dining area open into the conservatory, which overlooks the rear garden and provides additional living space.

Also on the ground floor is a good-sized double bedroom overlooking the front garden, together with a modern shower room/WC, offering flexibility for those seeking accommodation on one level.

To the first floor are two further double bedrooms, both benefiting from fitted wardrobes making good use of the eaves storage. A separate WC with wash-hand basin completes the first-floor accommodation.

The property benefits from gas central heating, double glazing and an Energy Performance Certificate (EPC) rating to be confirmed.

Externally, the house is set behind a lawned front garden with a picket fence, while a gravelled and block-paved driveway provides off-street parking and leads to a detached brick-built garage.

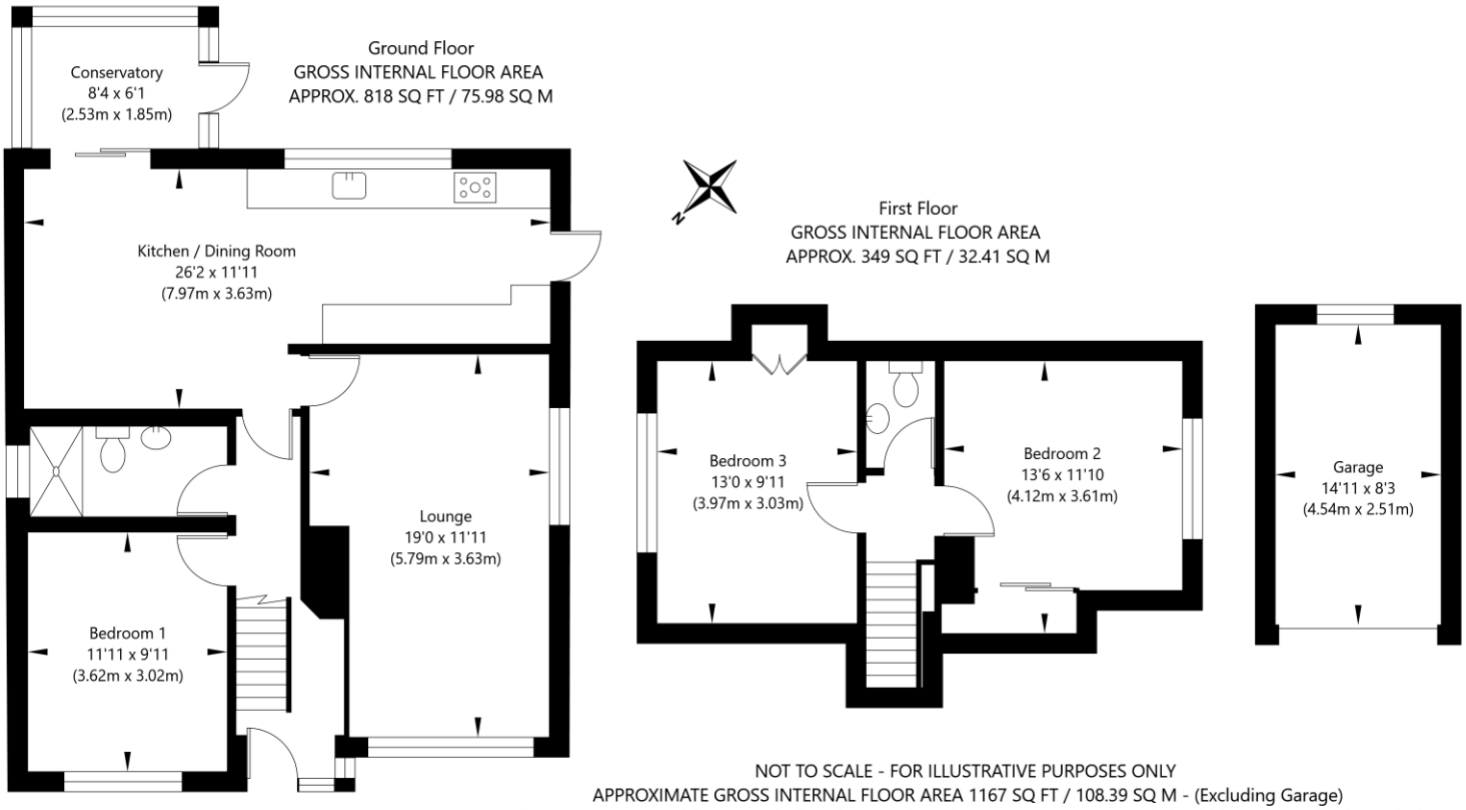


To the rear is a good-sized south-east-facing garden, predominantly laid to lawn with a patio area and raised decked seating area, offering space for outdoor dining, gardening and relaxation.

The property enjoys a convenient position approximately 2.7 miles north of York city centre and just under a mile from the popular Vangarde and Monks Cross retail parks, which offer a wide selection of shops, restaurants and leisure facilities.

COUNCIL TAX Band D

What 3 Words ///sings.hiking.radio



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1167 SQ FT / 108.39 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Mad House











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