

Oak Glade, Huntington, York

£300,000

Stephensons
estate agents & chartered surveyors

Oak Glade, York YO31 9JW

Est. 1871

£300,000

Set in sought-after Huntington, this extended three-bedroom semi-detached bungalow offers impressively flexible space, a garden, and parking for up to four cars and easy access to Monks Cross, York City Centre and the A64 and Ring Road. Ready for immediate viewing, an early appointment is highly recommended.

Set within the highly regarded York suburb of Huntington, this extended three-bedroom semi-detached bungalow offers a level of space and versatility rarely found in properties of its type. Superbly placed for Monk's Cross, the A64 and the Ring Road, the location makes light work of the commute, with Leeds and the Yorkshire coast both within easy reach.

Inside, the accommodation is impressively generous. A large bay-windowed lounge to the front of the home floods with natural light and lends itself equally well to elegant entertaining or a stylish home office. Beyond this sits a well-appointed three-piece family bathroom and a comfortable second bedroom, while the principal bedroom is a real highlight, enjoying a sleek, contemporary ensuite shower room.

The kitchen is both stylish and practical, complete with a breakfast bar ideal for informal dining, a wall-mounted oven and an integrated fridge freezer. A utility space leads through to the extended store area, which is perfectly habitable and framed by French doors opening onto the garden. It is a wonderfully flexible room with a wealth of potential, whether







Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps*
EPC Rating: TBC
Council Tax: C - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.











as a snug, playroom, studio or hobby space.

Upstairs, bedroom 3 is a further extension and offers superb scope as a bedroom, children's room or dedicated home office.

Outside, the good-sized rear garden is predominantly patio, fully enclosed by fencing and wonderfully easy to maintain, making it ideal for relaxed alfresco dining. To the front, a patio driveway provides generous off-street parking for three or four cars.

Ready for immediate viewing, this is a home of real quality and flexibility, and an early viewing is strongly recommended to avoid disappointment.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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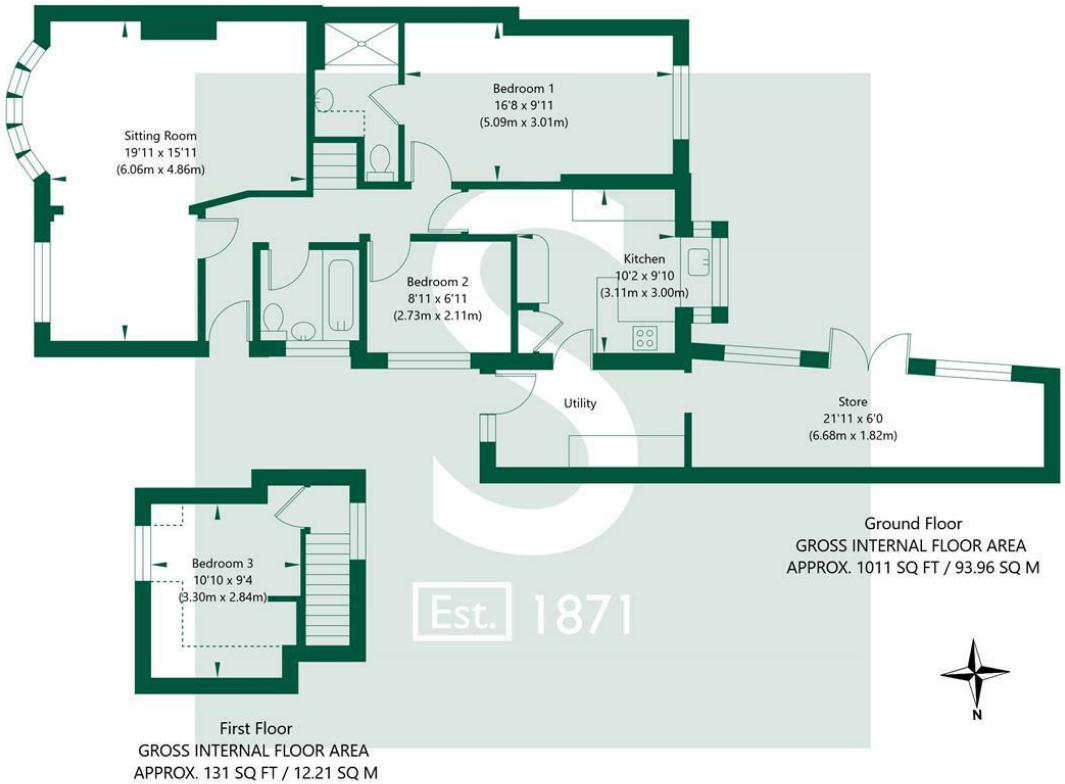
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First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 131 SQ FT / 12.21 SQ M

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1011 SQ FT / 93.96 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1142 SQ FT / 106.17 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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