1 Meadow Way, Huntington, York, YO32 9QD

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£310,000

Quantum are delighted to bring to the market this well presented detached bungalow, located in the ever popular Huntington district. The property boasts 3 good sized double bedrooms, lounge, generous kitchen and conservatory. With off street parking and no forward chain, this one is sure to be of interest!

Entrance
UPVC door.

Lobby
Access to the hall.

Lounge
17'1 x 12'
UPVC bay window. UPVC window. Two radiators.

Kitchen
11'5 x 10'4
Fitted with a range of wall and base units complemented by co-ordinating worktops. Inset sink and drainer unit. Built in oven. Hob with extractor over. Boiler. UPVC window. Access to conservatory.

Conservatory
13'6 x 6'
Double doors to the side.

Bedroom 1
11'5 x 11'5
UPVC window. Radiator.

Bedroom 2
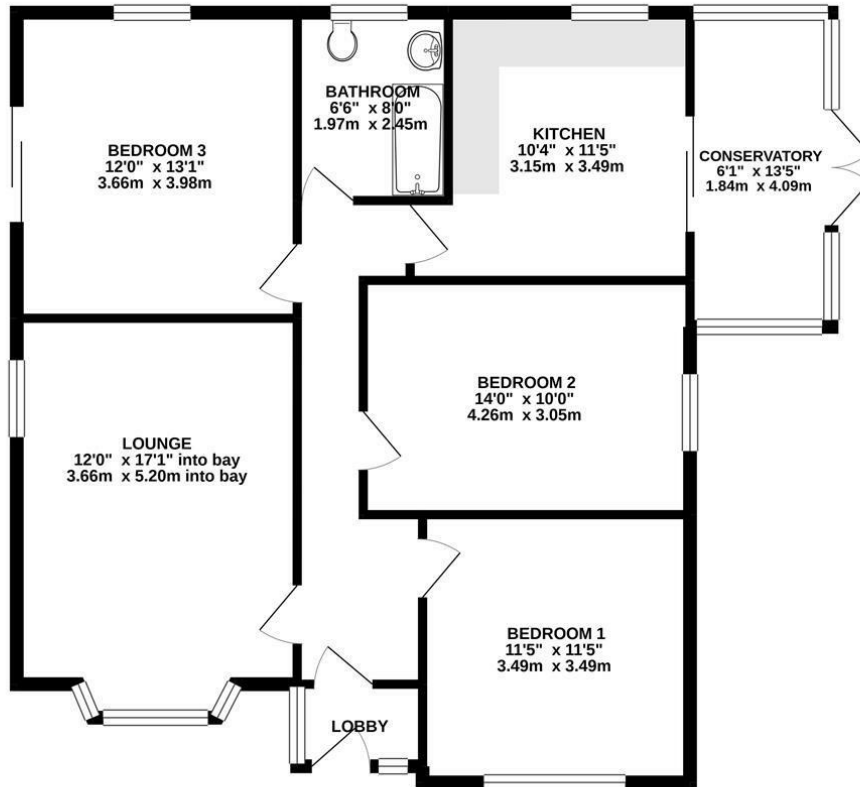14' x 10'
UPVC window. Radiator.

Bedroom 3
13'1 x 12'
UPVC window. Radiator. Sliding door to side garden.

Bathroom
8' x 6'6
Fitted with modern three piece suite comprising bath with shower over, wash hand basin and toilet. Heated towel rail. UPVC opaque window.

Outside
To the front there is a lawned front garden with low-level boundary wall. Path to the front door and access to the side of property.

To the side, there is ample off street parking and lawned area.

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.

BATHROOM
6'6" x 8'0"
1.97m x 2.45m

KITCHEN
10'4" x 11'5"
3.15m x 3.49m

CONSERVATORY
6'1" x 13'5"
1.84m x 4.09m

BEDROOM 3
12'0" x 13'1"
3.66m x 3.98m

BEDROOM 2
14'0" x 10'0"
4.26m x 3.05m

LOUNGE
12'0" x 17'1" into bay
3.66m x 5.20m into bay

BEDROOM 1
11'5" x 11'5"
3.49m x 3.49m

LOBBY

TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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North Ln
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Huntington
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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