

CLUBLEYS

City

1, Mill Hill Drive,  
Huntington, YO32 9PU  
Offers Over £495,000



# ABOUT THE PROPERTY

Situated within a highly sought-after cul-de-sac in Huntington, we are delighted to offer this much-loved three-bedroom family home. Occupying a generous corner plot and offered with no forward chain, the property provides well presented accommodation throughout and offers excellent potential for further development, subject to the necessary permissions.

The ground floor comprises an inviting entrance hall with stairs leading to the first floor, a bright and spacious lounge featuring a bay window to the front and an additional side window, allowing an abundance of natural light. The lounge opens seamlessly into the dining area, creating an ideal space for both relaxing and entertaining. From here, a door leads into the sun room, which enjoys pleasant views over the rear garden. The ground floor also benefits from a fitted kitchen, utility room, downstairs WC, and internal access to the garage. To the first floor, a spacious landing gives access to three well-proportioned bedrooms and a modern shower room.

Externally, the property boasts two separate driveways - one to the front and one to the side having benefit of a brick built carport - providing ample off street parking and convenient access for multiple vehicles. The front garden is mainly laid to lawn with a hedge boundary, while the side gates lead to the fully enclosed rear garden. This features a store, lawn, mature shrubs, and a patio seating area, offering an ideal space for outdoor enjoyment.

Ideally located for a range of amenities, the property is within close proximity to Monks Cross Shopping Park, the Vangarde Centre, local shops, highly regarded schools, and offers excellent transport links into York city centre. The property has also benefited from recent upgrades, including a boiler fitted in 2025 with a 10-year warranty provided at the time of installation, as well as a newly installed electrical consumer unit. Viewing highly recommended.





**THE ACCOMMODATION COMPRISES;-**
**GROUND FLOOR**
**ENTRANCE HALL**

4.13 x 1.80 (13'6" x 5'10")

Front entrance door.

Stairs to first floor, under stairs cupboard and radiator.

**SITTING ROOM**

4.52 + bay x 3.62 (14'9" + bay x 11'10")

Bay to front and window to side.

Electric fire in marble fire surround, 2x radiators. Open to;-

**DINING AREA**

2.85 x 2.71 (9'4" x 8'10")

Sliding doors to rear.

Radiator.

**SUN ROOM**

5.03 x 3.02 (16'6" x 9'10")

Sliding doors and window to rear, window to side.

Radiator.

**KITCHEN**

4.07 x 2.70 (13'4" x 8'10")

Window to rear.

Fitted kitchen comprising of an arrangement of wall and base units with working surfaces, 1 1/2 bowl stainless steel sink unit, integrated eye level oven, Neff hob with extractor fan over, space for fridge freezer. Radiator.

**UTILITY ROOM**

2.60 x 2.21 (8'6" x 7'3")

Door and window to side.

Wall and base units with working surfaces, space for washing machine. Tiled flooring.

**WC**

2.65 x 0.92 (8'8" x 3'0")

Window to rear.

Suite comprising low flush WC and wash hand basin in vanity unit. Fully tiled walls and flooring, recessed spotlights and chrome ladder style radiator.

**GARAGE**

5.21 x 2.80 (17'1" x 9'2")

Electric up and over door to front, window to side.

Wall mounted gas fired central heating boiler (Ideal) and consumer control unit.

**FIRST FLOOR**
**LANDING**

3.24 max x 2.29 (10'7" max x 7'6")

Window to side.

2x cupboards - one of which housing Minster Alarm box and radiator.

**BEDROOM ONE**

3.72 x 2.60 + wardrobes (3.19 into wardrobes) (12'2" x 8'6" + wardrobes (10'5" into wardrobes))

Window to front.

Fitted wardrobes to one wall, radiator.

**BEDROOM TWO**

3.19 x 2.84 + wardrobes (3.19 into wardrobes) (10'5" x 9'3" + wardrobes (10'5" into wardrobes))

Window to rear.

Fitted wardrobes to one wall, radiator.

**BEDROOM THREE**

2.30 x 2.29 (7'6" x 7'6")

Window to front.

Radiator.

**SHOWER ROOM**

2.24 x 1.65 (7'4" x 5'4")

Window to rear.

Suite comprising walk in shower, low flush WC and wash hand basin in vanity unit. Walls fully panelled with Aqua Boarding, vinyl flooring, recessed spotlights and chrome ladder style radiator.

**OUTSIDE**

Externally, the property boasts two separate driveways - one to the front and one to the side having benefit of a brick built carport - providing ample off street parking and convenient access for multiple vehicles. The front garden is mainly laid to lawn with a hedge boundary, while the side gates lead to the fully enclosed rear garden. This features a store, lawn, mature shrubs, and a patio seating area, offering an ideal space for outdoor enjoyment.

**STORE**

3.40 x 1.50 max (1.23 min) (11'1" x 4'11" max (4'0" min))

Door to side, window to front and rear.

Power and light.

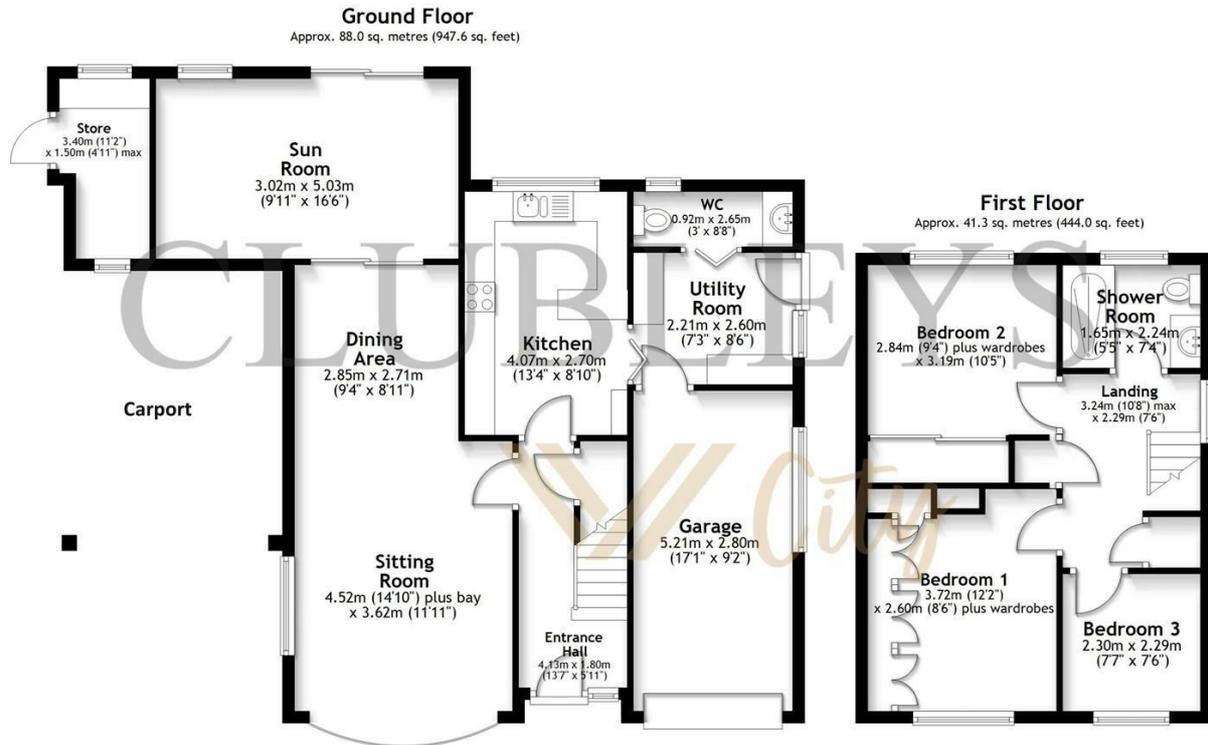
**ADDITIONAL INFORMATION**
**SERVICES**

The property has benefit of mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

**APPLIANCES**

None of the appliances have been tested by the agent.





**Total Square Footage (Excluding Garage & Store) Approx. 1182.9 sq. ft**

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



8 The Square, Stamford Bridge, York,  
 YO41 1AF  
 01904 202544  
[york@clubleys.com](mailto:york@clubleys.com)  
[clubleys.com/city](http://clubleys.com/city)

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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.