



# Brockfield Park Drive Huntington, York YO31 9ER

£295,000



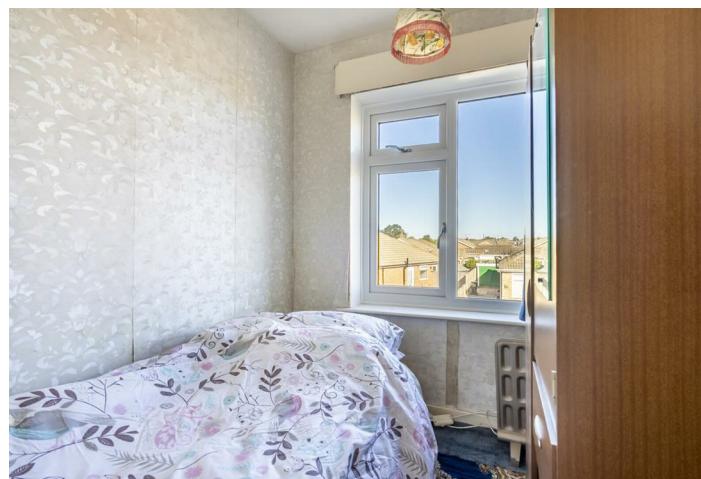
Located in the sought-after residential area of Huntington, to the north east of York city centre, is this traditional 1950s semi detached home. Set on a generous plot and offering excellent potential for extension or further development, subject to planning consent, the property presents an exciting opportunity for a first-time buyer or growing family. Huntington itself boasts a wide range of amenities, including shops, eateries, excellent transport links into the city centre and a choice of highly regarded schools.

The accommodation comprises a welcoming entrance hall, two well proportioned reception rooms and a fitted kitchen, which also provides access to the attached garage with a pitched roof. To the first floor, a landing leads to two double bedrooms, a further single bedroom, a family bathroom and a separate WC.

Externally, the home sits on a spacious plot with an established, south-facing rear garden, mainly laid to lawn with mature planting and patio seating areas, all enclosed by fenced boundaries. To the front, there is a driveway providing off-street parking leading to the garage.

Offered with no onward chain, this charming property is sure to attract strong interest on the open market, and early viewing is highly recommended.

Council Tax Band C

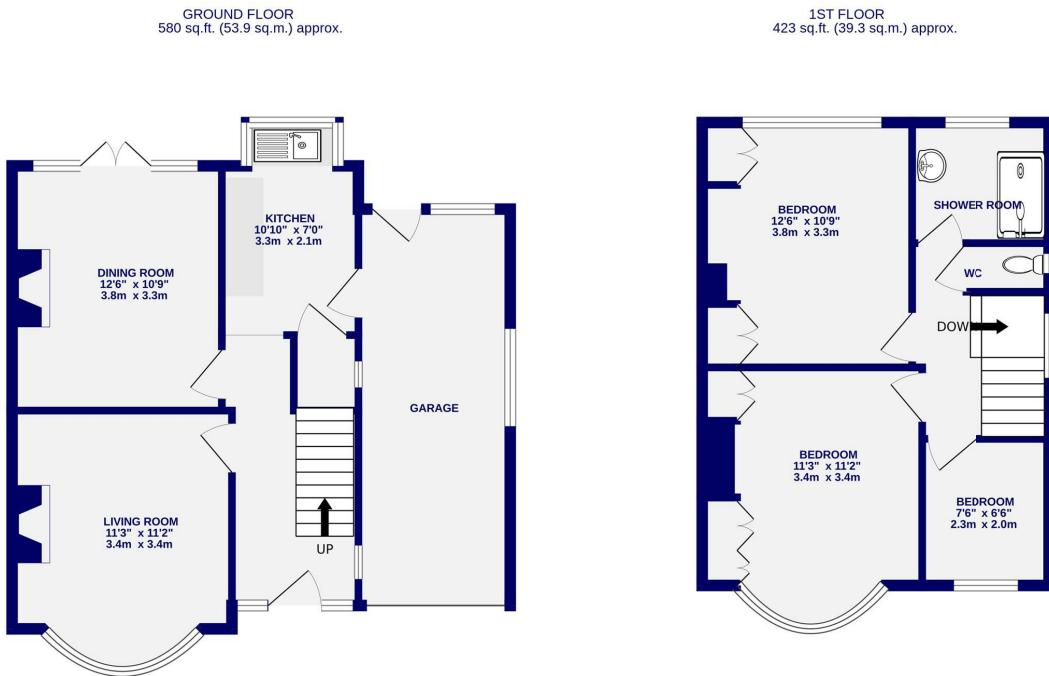




# Brockfield Park Drive Huntington, York YO31 9ER

Freehold  
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Opportunity For Extension (STPP)
- Popular Residential Area
- South Facing Garden
- Garage & Driveway
- No Onward Chain
- EPC TBC



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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