



Keith Avenue  
Huntington, York  
YO32 9QH

£425,000



Located in the popular residential area of Huntington, to the north of York, this extended and substantial detached bungalow offers three bedrooms and generous living accommodation. Set on a generous plot with a private aspect to the rear, the property has been well maintained and recently redecorated, allowing a buyer to move straight in while still offering excellent scope for further extension or development, subject to the necessary permissions. Ideally positioned for the wide range of amenities available in Huntington village, as well as Monks Cross Shopping Centre and Vangarde Shopping Park, the property also benefits from regular bus connections to York city centre and convenient access to the outer ring road for travel further afield.

Internally, the property opens into an entrance hall which provides access to the main living areas. The living room is bright and welcoming, with a large window allowing natural light to flood the space. To the rear of the property is the fitted kitchen, offering a range of shaker-style wall and base units, generous worktop space, and room for a variety of appliances. Forming part of the extension is a bright conservatory overlooking the rear garden, creating a versatile additional reception area with space for a range of furniture and an ideal setting for relaxing or dining while enjoying views of the garden. Just off this space is a useful second bathroom combined with a utility area. The remaining accommodation comprises three well-proportioned bedrooms and a modern three-piece family bathroom.

Externally, the property enjoys a generous rear garden which is predominantly laid to lawn and enhanced by established plants and fruit trees, as well as several seating areas to enjoy the outdoor space. Thanks to the length of the garden and its private backdrop, the space benefits from sunlight throughout the day. To the front is a further garden area along with driveway parking and a detached garage set back from the road.

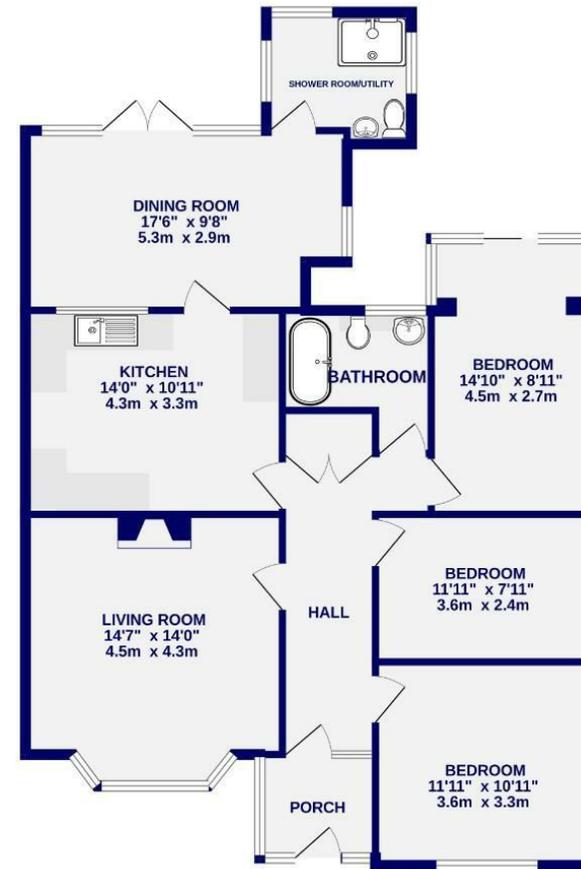




# Keith Avenue Huntington, York YO32 9QH

Freehold  
Council Tax Band - D

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Popular Village Setting
- Generous Rear Garden
- Driveway Parking
- No Onward Chain
- EPC C



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 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. It is included in the plan the garage/porches 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
Made with Metropix 02026

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.