





Hambleton Way  
Huntington, York  
YO32 9PJ

£290,000



Located in the popular residential area of Huntington, to the north of York, this spacious two bedroom semi-detached bungalow enjoys open views over local playing fields and a convenient setting for a wide range of amenities. The property benefits from excellent bus links into York city centre and is well placed for the shops, restaurants and leisure facilities at Monks Cross and Vanguard shopping centres, as well as being within the catchment for a selection of well-regarded local schools.

Partially updated by the current owners, the accommodation is well proportioned and thoughtfully laid out. A generous entrance hall leads through to the bright and welcoming living room positioned at the front of the property, featuring a newly installed gas stove and large windows that allow natural light to pour in. Across the hall, the improved kitchen offers ample wall and base units, good worktop space and a range of integrated appliances. To the rear of the bungalow are two spacious bedrooms, with the principal bedroom benefitting from built-in storage. The internal accommodation is completed by an upgraded family bathroom with metro-style tiled walls, along with a separate WC.

Further versatility is provided by the generous garage and utility space, which in turn leads to a light and attractive conservatory overlooking the mature rear garden and open playing fields beyond. Externally, the property offers driveway parking to the front and a private, landscaped rear garden with established planting and areas for outdoor seating.

Likely to be popular, early viewing is highly recommended to fully appreciate the space, outlook and location on offer.







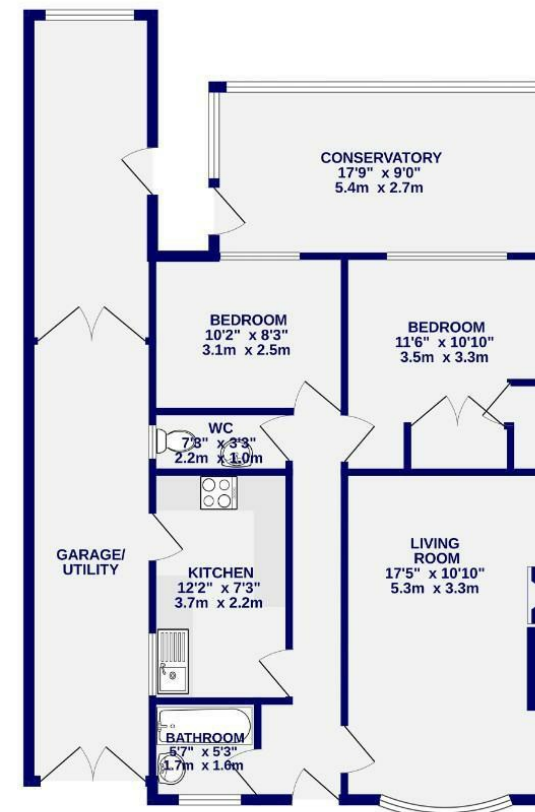


# Hambleton Way Huntington, York YO32 9PJ

Freehold  
Council Tax Band - C

- Semi Detached Bungalow
- Partially Updated
- Two Bedrooms
- Private Rear Garden
- Sought After Residential Area
- Driveway & Garage
- Ideal First Home
- EPC D

GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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/conservatory 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.  
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