



Hawthorn Spinney , York YO31 9JQ

£340,000



Ashtons Estate Agents is delighted to offer this spacious three bedroom dormer bungalow nestled in a quiet cul-de-sac within the highly desirable village of Huntington, this wonderful home offers a perfect blend of space, comfort, and convenience. Renowned for its welcoming residential community, the area provides easy access to Monks Cross Shopping Centre, Vangarde Retail Park, the new stadium development, and a wide range of local amenities just a short walk away.

Beautifully maintained and tastefully presented throughout, this property makes a truly lovely home. Entering via the side entrance, you're welcomed into a generously sized kitchen fitted with a sleek range of wall and base units, offering ample storage and complemented by stylish worktops, ideal for both food preparation and display. An elongated window frames views of the lush rear garden, while a separate dining area with French patio doors offers the perfect setting for family meals or entertaining.

From the kitchen, an inner hallway leads to two spacious double bedrooms and the living room, which is located to the front of the home, filled with natural light from a large window, creating a warm and inviting atmosphere. A modern ground-floor shower room and WC complete the ground floor.

Upstairs, the generous principal bedroom features built-in storage and enjoys tranquil views over the rear garden. A standout feature is the stunning en-suite bathroom, complete with a chic bath set on contemporary wooden stilts, adding a touch of boutique hotel-style luxury.

Externally, the property benefits from a driveway and parking to the front, leading to a good size garage, while the rear garden is laid to lawn with a patio area perfect for enjoying your morning coffee or hosting guests during the warmer months.

A viewing is highly recommended to fully appreciate the delightful location and versatile living space this charming home has to offer.

Council Tax Band- C





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Freehold
Council Tax Band - C

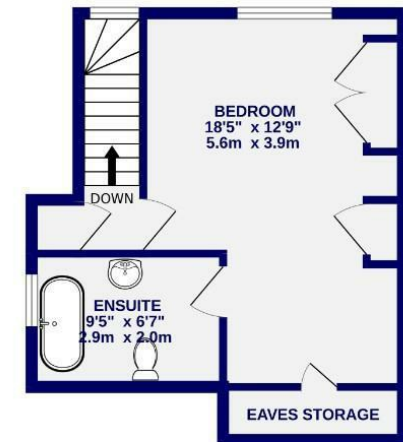
- Semi Detached Dorma Bungalow
- Three Double bedrooms
- Modern Kitchen & Separate Dining Room
- Spacious Living Room
- Master Bedroom
- En suite Bathroom
- Garage and Driveway
- Quiet Cul-De-Sac
- Sough After Location
- EPC D

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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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/porch will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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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