



Hopgrove Lane South Huntington York YO32 9TG

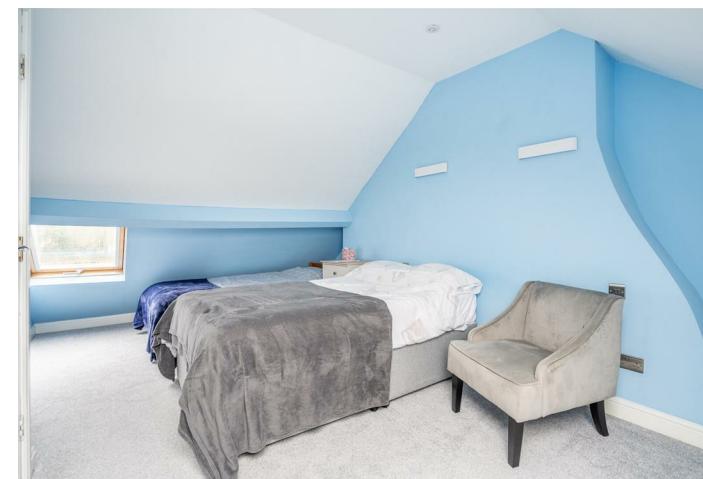
£425,000



Set along the ever-popular Hopgrove Lane South, this extended four bedroom family home enjoys a semi-rural feel with open field views to the rear and front, while remaining extremely well connected to York, the A64 and surrounding areas. The location is particularly well suited to families, with good local schools, everyday amenities and countryside walks all close by, offering an ideal balance of space, convenience and lifestyle. Hopgrove Lane South is within close proximity to Heworth and Stockton on the forest village, as well as excellent schools and bus stops for Huntington school just down the road.

The property opens into a welcoming entrance hall which immediately gives a sense of the space on offer. From here, there are two separate reception rooms, providing excellent flexibility for modern family living. One is currently used as a bright and comfortable lounge, while the second lends itself perfectly to use as a dining room, snug, playroom or home office depending on individual needs. To the rear, the extended kitchen and dining area forms the heart of the home. This is a generous, sociable space designed for everyday family life as well as entertaining. The kitchen features modern units, ample worktop space, a breakfast island and integrated appliances, with room for a large dining table and additional seating. Double patio doors open directly onto the garden, allowing natural light to flood in and making the most of the open outlook beyond. A downstairs WC and separate utility area add further practicality.

Upstairs, the accommodation is arranged over two floors. The first floor offers two well-proportioned double bedrooms, a further single bedroom ideal as a nursery or study, and a family bathroom. The second floor dormer extension provides an excellent guest suite or principal bedroom, complete with its own en-suite and pleasant views over the surrounding countryside.



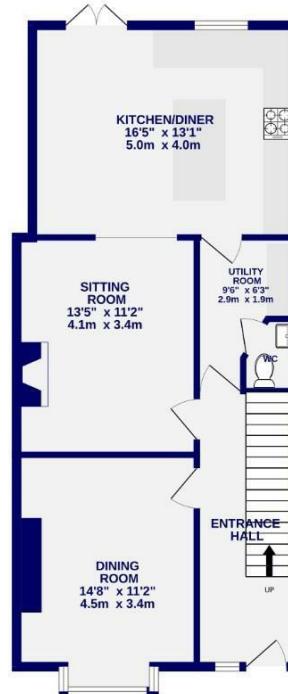


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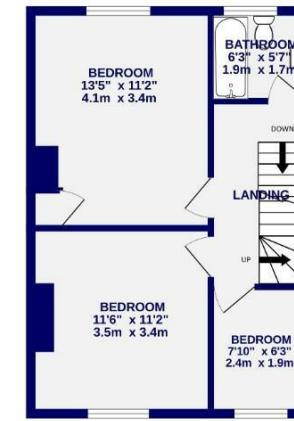
Freehold
Council Tax Band - D

- Extended Four Bedroom Family Home
- Semi-Detached
- Large Open Plan Kitchen
- Two Versatile Reception Rooms
- Dormer Bedroom With En-Suite
- Semi-Rural Setting With Views
- Popular Hopgrove Lane South
- Generous Rear Garden Space
- Driveway Parking For Multiple Cars
- EPC D

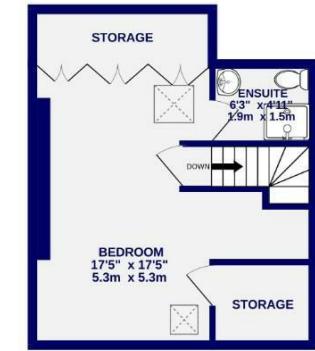
GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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 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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