



**ABBOTS GAIT, HUNTINGTON**  
GUIDE PRICE £325,000

**Carter Jonas**

# ABBOTS GAIT, HUNTINGTON

Extended three-bedroom dormer bungalow in the highly sought-after area of Huntington, offering versatile living space, a private west-facing garden, garage and ample parking. Ideally positioned close to excellent schools, local amenities and York city centre. Extended three-bedroom dormer bungalow in the highly sought-after area of Huntington, offering versatile living space, a private west-facing garden, garage and ample parking. Ideally positioned close to excellent schools, local amenities and York city centre. A beautifully presented and extended three-bedroom dormer bungalow, situated in the highly sought-after area of Huntington.

The property welcomes you through an impressive entrance hallway with a galleried staircase. To the front is a spacious bay-fronted lounge, while to the rear, the modern fitted kitchen with door leading out to the sunny south east-facing conservatory leading to the patio and garden.

The ground floor also benefits from a generous double bedroom which also can be used as a dining room and a family bathroom. Upstairs are two further bedrooms, with a spacious storage area and a wc servicing both bedrooms.

Externally, the property enjoys a low maintenance front garden with ample parking, gardens to the rear, a driveway providing off-street parking, and a single garage. Further benefits include gas central heating and double glazing throughout. the rear south east facing garden offers privacy and an excellent place for entertaining.

Ideally located within walking distance of local amenities and in the catchment area for the highly regarded Huntington Primary Academy and Huntington School, the property also offers excellent access to York city centre, Monks Cross Shopping Park and the A1237 ring road.

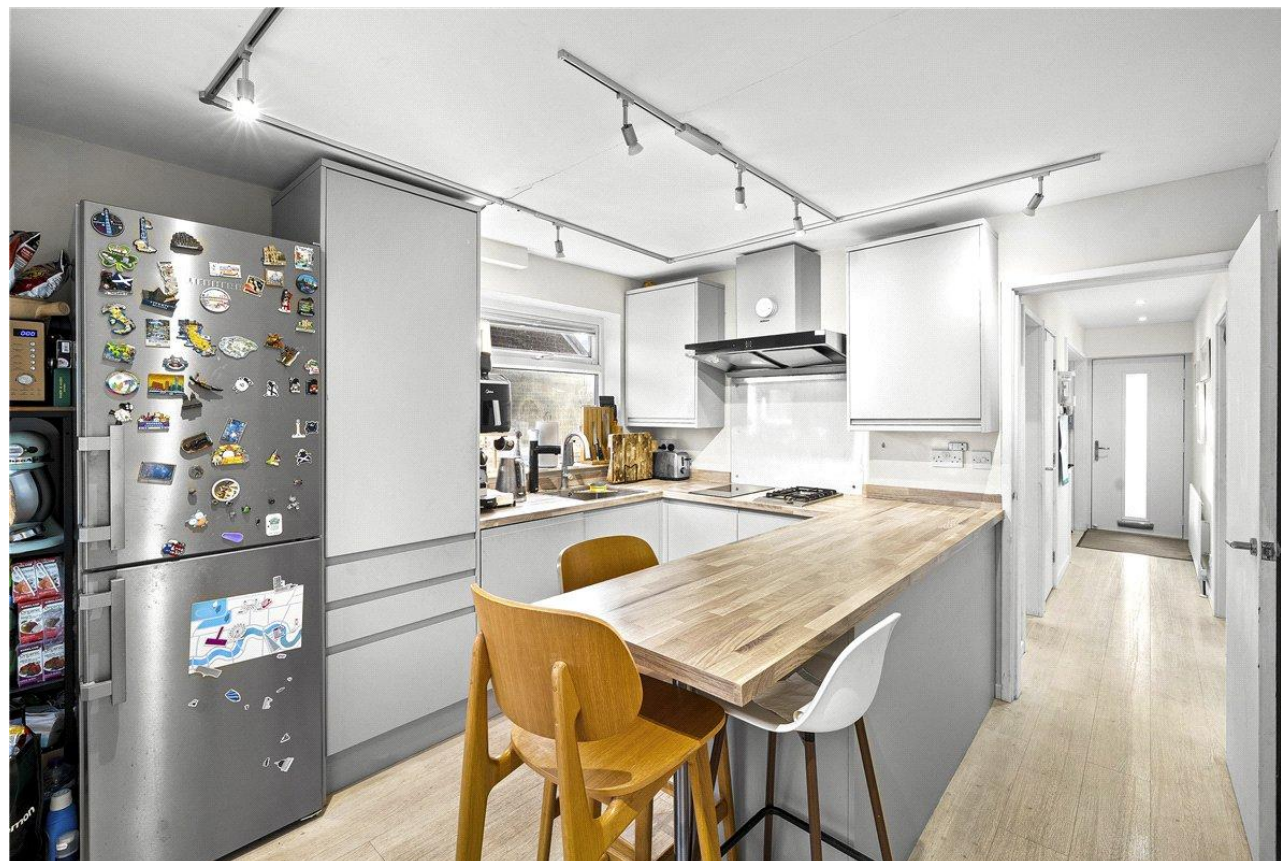
An excellent opportunity for families, professionals and downsizers seeking a spacious home in one of York's most desirable residential locations.

**TENURE** Freehold

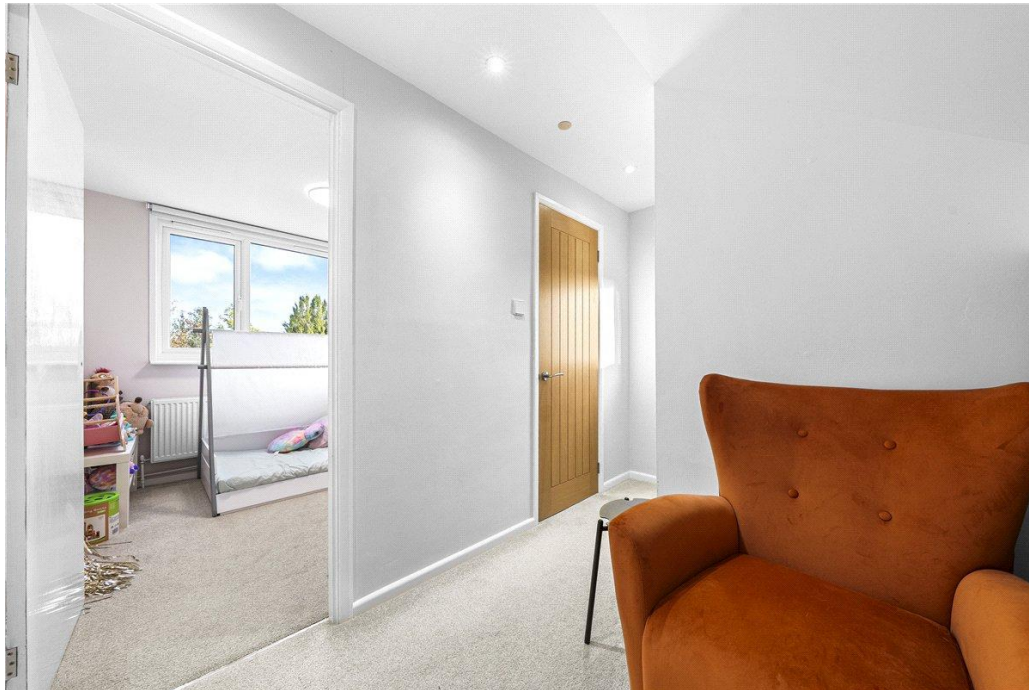
**LOCAL AUTHORITY** City of York Council

**EPC BAND** C

**EXTENDED THREE-BEDROOM DORMER BUNGALOW IN THE HIGHLY SOUGHT-AFTER AREA OF HUNTINGTON, OFFERING VERSATILE LIVING SPACE, A PRIVATE WEST-FACING GARDEN, GARAGE AND AMPLE PARKING.**







# Abbots Gait, Huntington, York, YO32

Main Area = 92.8 sq m / 999 sq ft  
 Limited Use Area = 7.7 sq m / 83 sq ft  
 Garage = 12.1 sq m / 130 sq ft (Excluding Lean-To)  
 Total = 112.6 sq m / 1212 sq ft

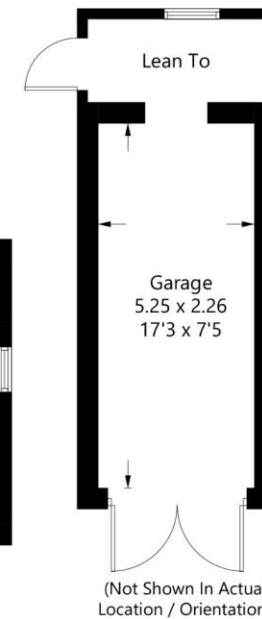
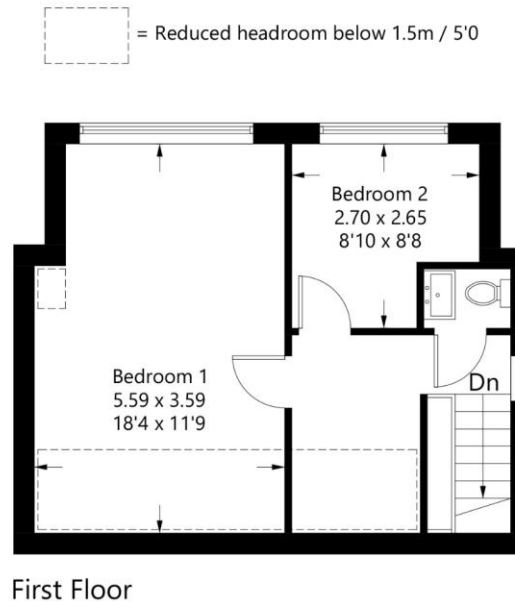
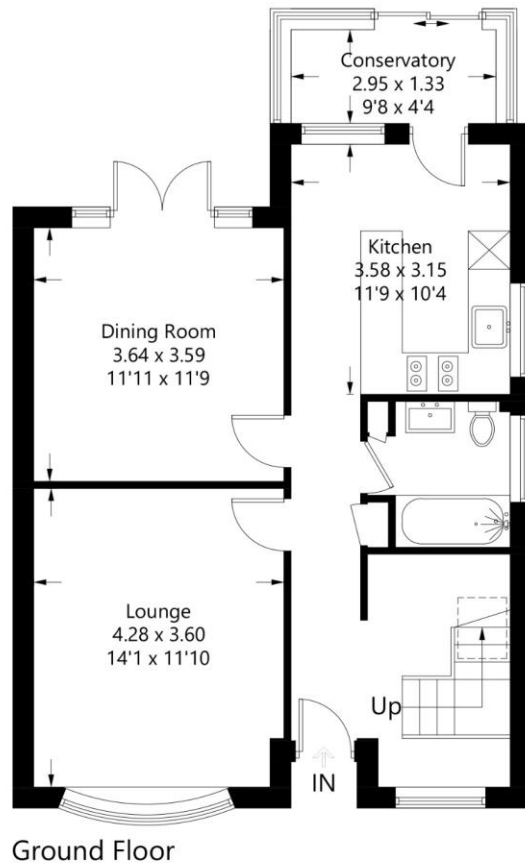


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