



37 Hambleton Way, Huntington, York YO32 9PJ

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situated in the charming area of Huntington, York, this delightful bungalow on Hambleton Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,262 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat.

On entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the bungalow ensures a practical flow throughout, with ample natural light enhancing the living spaces.

Set in a peaceful neighbourhood, this home is within easy reach of local amenities, schools, and parks, ensuring that everything you need is just a stone's throw away. The vibrant city of York, with its rich history and cultural offerings, is also easily accessible, providing a perfect

- A well presented semi detached bungalow situated in the popular residential area of Huntington
- A few moments drive of Vangarde Shopping Park and a wealth of local amenities
- Excellent commuter links via the ring road and A64
- Spacious living room with gas fire
- Modern family bathroom and separate WC
- Kitchen with space for appliances and access into the lean to
- Two bedrooms to the rear
- Garden room
- Lean to and Garage
- South West facing garden

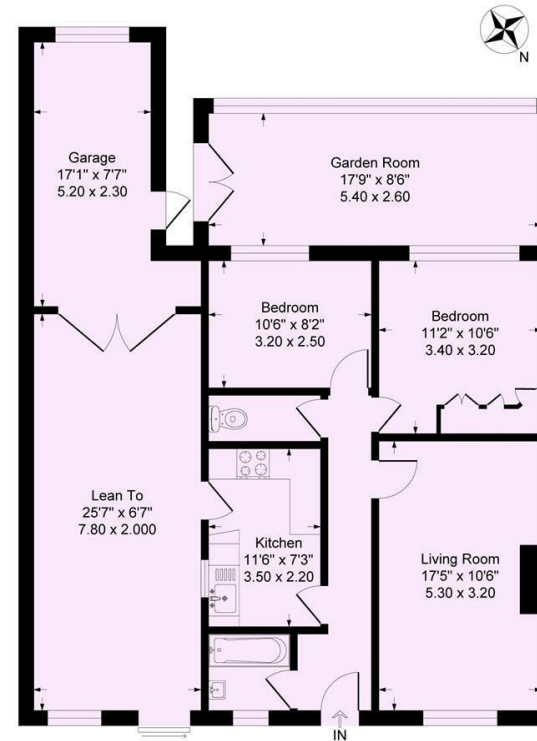
Guide Price £280,000

Tenure: Freehold

Council Tax Band: C

37 Hambleton Way

Approximate Gross Internal Floor Area = 117.2 sq m / 1262 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





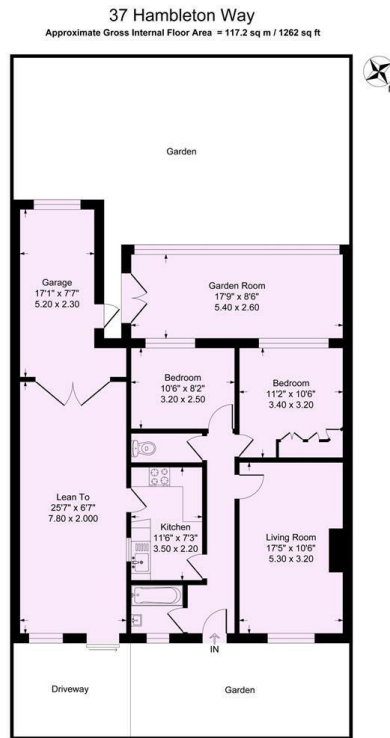
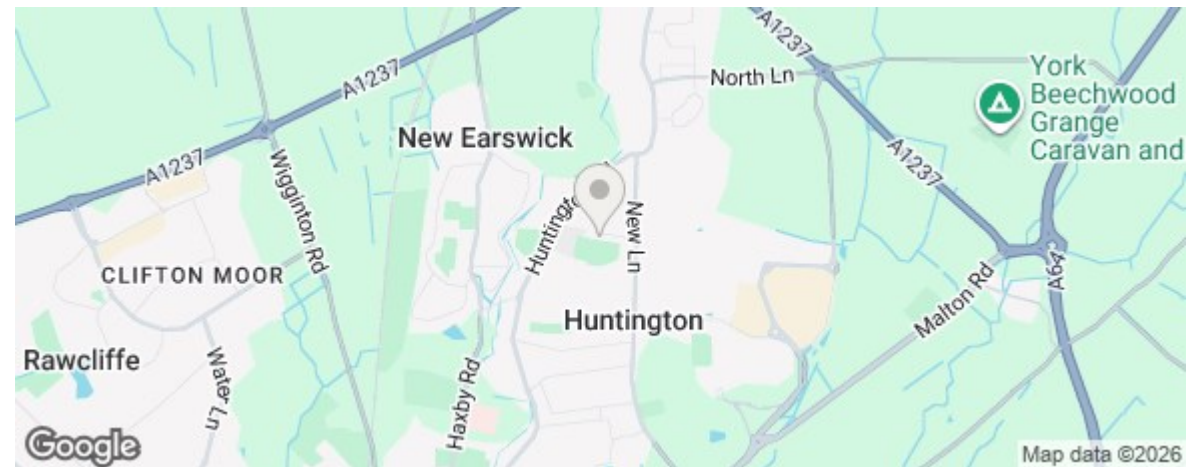


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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