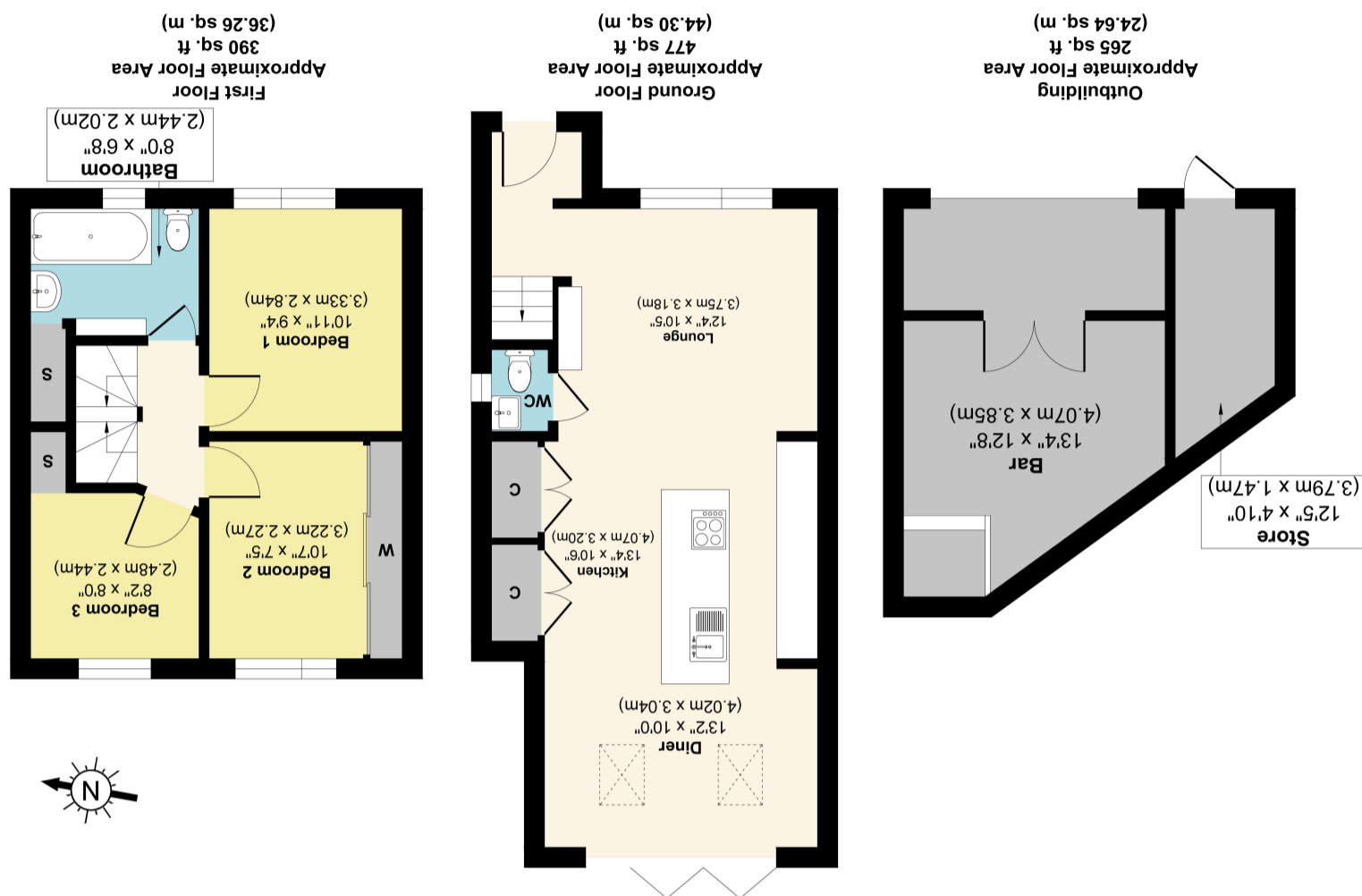


Approx. Gross Internal Floor Area 1,404 sq. ft / 130.48 sq. m  
 Illustration for identification purposes only, measurements approximate, not to scale.  
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## Middleham Avenue, York YO31 9BE

An immaculate and extended home which has been brought up to a high standard by the current owners offered for sale in the desirable area of Huntington. Boasting modern open plan living / dining / kitchen complete with central island and integrated appliances plus bi folding doors to draw in the garden and allow the natural light to flood the space, a convenient w/c completes the ground floor. To the first floor are three good sized bedrooms and a three piece house bathroom. Externally the property has a driveway for off street parking and an enclosed low maintenance rear garden complete patio, artificial grass and an outbuilding currently set up as a bar but can be used as a studio or home office etc. This home has been completed with no expense spared and needs to be viewed to truly appreciate the accommodation on offer. Its a perfect first time buyer or family home and early viewing is highly recommended.

- Extended Home
- Beautifully Presented
- Spacious Accommodation
- Bi Folding Doors
- Three Bedrooms
- Driveway
- Modern Open Plan Living
- Ground Floor W/C

Travelling on Huntington Road take the turning onto Bell Farm Avenue. Continue to the round about and take the second left on to Middleham Avenue where the property is located on the left hand side and can be identified by our for sale sign.

Huntington is ideal for the commuters travelling to York and also the A1237 leading to the A59 or A64. Huntington has a primary school and also Huntington Secondary a reputable school in the area. For shopping Monks Cross and Vangarde is in the vicinity with various shops and supermarkets.

