



Total floor area 111.2 m<sup>2</sup> (1,196 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## 39 Anthea Drive, York YO31 9DB

A fantastic opportunity to purchase this well presented and skillfully extended semi-detached home offered for sale with the added benefit of no onward chain. This idyllic home briefly comprises; an entrance hall leading through to an open plan living/dining/kitchen area with a separate utility room and W/C leading through to the garage and rear garden. To the first floor are three good sized bedrooms oozing natural light and a three piece house bathroom. Externally the property boasts an enclosed rear garden with a wonderful well maintained lawn and decking area and a superb entertaining space. To the front of the property you will find a driveway for multiple cars for off street parking.

Ready to move straight in to and enjoy yet still offering the suitable buyer the chance to improve and personalise, this property is likely to appeal to a wide range of buyers and so early viewing is highly recommended.

- No Onward Chain
- Three Double Bedrooms
- Garage
- Utility Room
- Extended
- Ground Floor W/C
- Open Plan Living
- Enclosed Rear Garden with Entertaining Area

Travelling along Huntington Road away from the City Centre, take the second exit off the mini roundabout on to Highthorn Road and then right again on to Anthea Drive where the property will be seen 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 retail parks are in the vicinity with various shops, supermarkets and restaurants.

