



WISHART
ESTATE AGENTS

43 Alexander Avenue
Huntington
York
YO31 9HX

£440,000

- Extended semi-detached
- Four bedrooms, one en-suite
- Generous lounge/diner
- Modern kitchen with island
- Well-presented internal accommodation
- Good size plot
- Detached garage
- Huntington School catchment
- Conservatory



Instantly recognisable from its standout kerb appeal, this property is situated at the head of this popular cul-de-sac. The attractive frontage is a glimpse of the well-presented accommodation to follow. An entrance hall with stairs leading to the first floor is served by a useful storage cupboard. Once a ground floor toilet, the plumbing remains should a new owner wish to convert it back.

The first reception room is a dual purpose space serving as living room and dining room. The living area is located to the front of the property and has a beautiful fireplace as the main focal point. A useful understairs cupboard provides further storage. The dining

end of the room provides ample space for a large dining table and has patio doors leading to the decked sun terrace, within the rear garden. Warm tone timber flooring completes the room.

The kitchen is fitted with a range of shaker style base and wall units with stone work preparation areas over. A 1 ½ bowl sink sits below a window to the rear garden. Integrated appliances include oven, gas hob and extractor and fridge freezer. Space is provided for a free standing dishwasher. A wow factor island offers further storage and an informal dining option. The garage provides ample storage as well as a utility

area with washing machine and sink. The gas fired central heating boiler is also located here.

The second reception room is a conservatory located off the kitchen; a room which enjoys views of the rear garden which is accessed via patio doors. Having an anti-glare room covering and being connected to the mains central heating, this room can be used all year round.

To the first floor, a split level landing provides access to four bedrooms, one en suite and the house bathroom. There is also a loft space with lighting.

Bedroom one is a good size double bedroom which benefits from an en suite shower room. The shower room is fitted with a three piece suite to include low level WC, wash hand basin and shower cubicle.

Bedroom two, which features fitted wardrobes, and bedroom three are also good size double bedrooms, alongside a single fourth bedroom, all of which are served by the house bathroom.

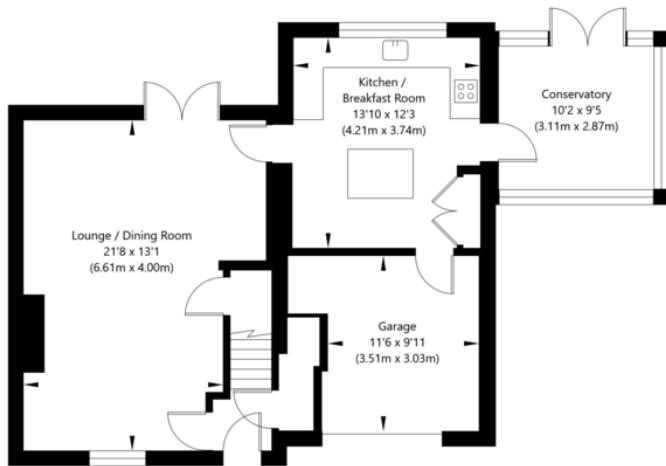
The luxurious house bathroom is fitted with a three piece suite to include low level WC, floating wash hand basin within a vanity and a bath. Part tiled walls and floor and a heated towel rail complete the room.

The rear garden is laid to lawn and features well stocked flower beds and a spacious, decked terrace leading from the dining room. Fully enclosed and almost wrapping around the property to the rear of the plot provides ample space for children's play equipment or hobbies, a washing line area and a detached garage. The tree in the rear garden has a tree protection order on it.

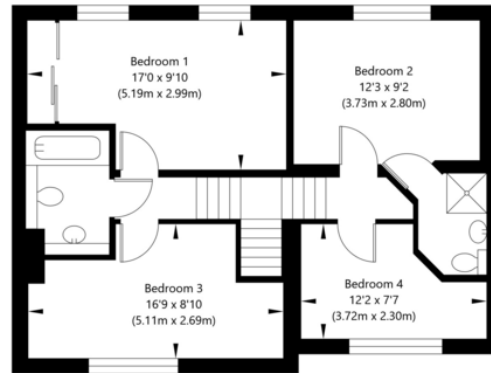
Please note that due to a collapsed drain over 30 years ago, the rear of the living room has been underpinned prior to our current owners' occupation some 20 years ago. There have been no issues since.



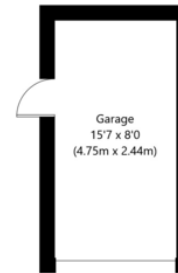




Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 664 SQ FT / 61.72 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 648 SQ FT / 60.19 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1312 SQ FT / 121.91 SQ M - (Excluding Garages)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Travelling along Huntington Road, you pass Huntington School on your left hand side. Continue along, passing New Earswick Indoor Bowling Club and the Hogs Head. Take a left onto Alexander Avenue and number 43 can be located at the head of the cul-de-sac on the left hand side.

EPC to follow

OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

