



This cosy three bedroom semi-detached home in Hunton must be seen to be appreciated. Lovingly crafted by the current owners into a wonderful family home the property has been updated and extended to suit modern family living in a quiet village location. Internal accommodation consists of an entrance hallway, separate living room with log burning stove, dining room with pantry store cupboard, kitchen and conservatory/utility room to the ground floor. The first floor holds three well sized bedrooms and a house bathroom. Externally the property offers a lawned front garden with off street parking and a spacious rear garden with lawned area, decking, patio and covered hot tub area with timber shed/workshop. Decorated well throughout and complete with UPVC double glazing the property is ready to love. EPC rating TBC, North Yorkshire Council tax band B.





- Semi Detached Build
- Two Reception Rooms
- Lawn and Patio Areas
- Log Burning Stove
- Three Bedrooms
- Spacious Plot and Gardens
- Conservatory/Utility Room

GENERAL INFORMATION

Tenure: Freehold

Services: Electric central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding B)

AWAITING FLOOR PLAN

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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MAB 6202



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