



## 40 Highborn Road, York £299,950

This FOUR bedroomed extended and completely renovated family home is located in the popular Huntingdon village on the outskirts of York and is within easy reach of the City centre and amenities including schools, the ring road and the Monks Cross and Vangarde Retail Parks. The property boasts gas central heating with brand new boiler, UPVC double glazed windows and doors and benefits from brand new fitted kitchen, spacious lounge/ diner, four good sized bedrooms and brand new modern bathroom. Outside the property offers off road parking, an attached garage stretching the length of the property and a superb enclosed rear garden. With NO UPWARD CHAIN - Contact the agent to view this property and avoid disappointment.



**Entrance hall 4.90m x 1.97m (16'1" x 6'6")**

UPVC double glazed front door and two side panels. Central heating radiator. Staircase to first floor. Understairs cupboard.

**Kitchen 5.12m x 2.38m (16'10" x 7'10")**

BRAND NEW modern fitted kitchen comprising; base units with worktop surfaces and splashbacks, composite sink unit and drainer with mixer tap, brand new appliances including; electric halogen hob, electric oven with extractor above, integrated fridge and dishwasher. Breakfast bar. UPVC double glazed rear window. Central heating radiator. Store cupboard. Internal door to;

**Integrated garage/store 8.25m x 2.12m (27'1" x 6'11")**

Electric roller shutter door. UPVC double glazed rear patio doors.

**Lounge/diner 7.02m x 3.06m (23'0" x 10'0")**

UPVC double glazed front window. Two central heating radiators. UPVC coated aluminium double glazed rear patio doors.

**Staircase to first floor**

**T-landing**

**Bedroom 4 (rear) 4.17m x 2.24m (max.) (13'8" x 7'4" (max.))**

UPVC double glazed rear window. Central heating radiator.

**Bedroom 1 (front) 3.52m x 3.13m (11'7" x 10'3")**

UPVC double glazed front window. Central heating radiator.

**Bedroom 2 (rear) 3.18m x 3.43m (10'5" x 11'3")**

UPVC double glazed rear window. Central heating radiator.

**Bedroom 3 (front) 4.39m x 2.80m (14'5" x 9'2")**

Two UPVC double glazed front windows. Central heating radiator.

**Bathroom 2.52m x 1.96m (8'3" x 6'5")**

BRAND NEW white suite comprising; bath, WC and wash hand basin with shower above bath and glazed screen. Fully tiled. Heated towel rail. UPVC double glazed rear window. UPVC ceiling with inset lighting.

**Outside - Front**

Off road parking. Attached garage.

**Outside - Rear**

Enclosed rear garden (accessed by the garage or lounge / diner) lawn and patio area.

**PLEASE NOTE**

A member of Keith Taylor staff is a 'connected person' as defined in the Estate Agency Act 1979 and subsequent legislation and has a personal interest in the sale of this property - please ask for details.



**Keith Taylor**

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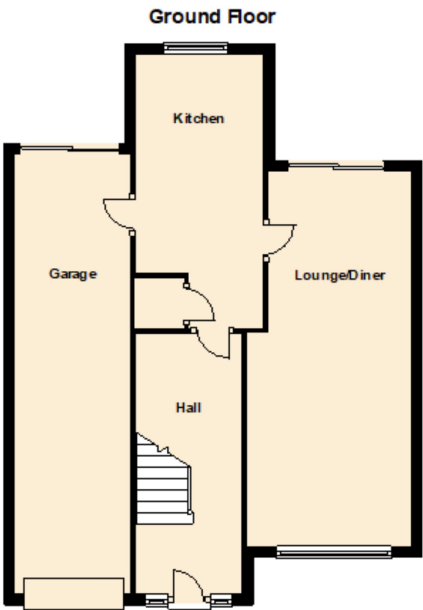
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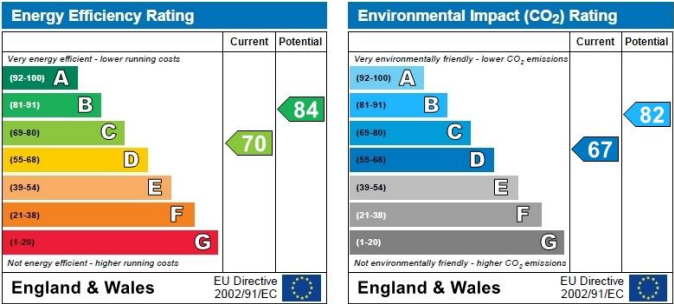
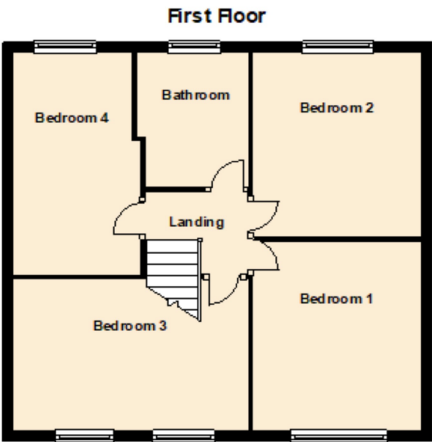
FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



FLOOR PLAN - FIRST FLOOR

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