



HUDSON
MOODY

73 Huntington Road, York YO31 8RL

A beautiful DOUBLE FRONTED Victorian house boasting FIVE DOUBLE BEDROOMS, and enjoying views over the River Foss. Located on Huntington Road, providing easy access to York City Centre and York Hospital together with further shops and services available at Vanguard Shopping Park just a short distance away.

- Versatile Accommodation over 2900 Sq Ft
- Grand Entrance Hall
- Period Features Throughout
- Two Reception Rooms
- An Impressive Master Suite with Dressing Area and En-Suite Bathroom
- Four Further Double Bedrooms, One with En-Suite Shower Room
- Music or Garden Room
- Tranquil Courtyard Garden and Car Port
- Excellent Location Close to The City Centre, York Hospital and York University and within Easy Access of the A64
- No Onward Chain

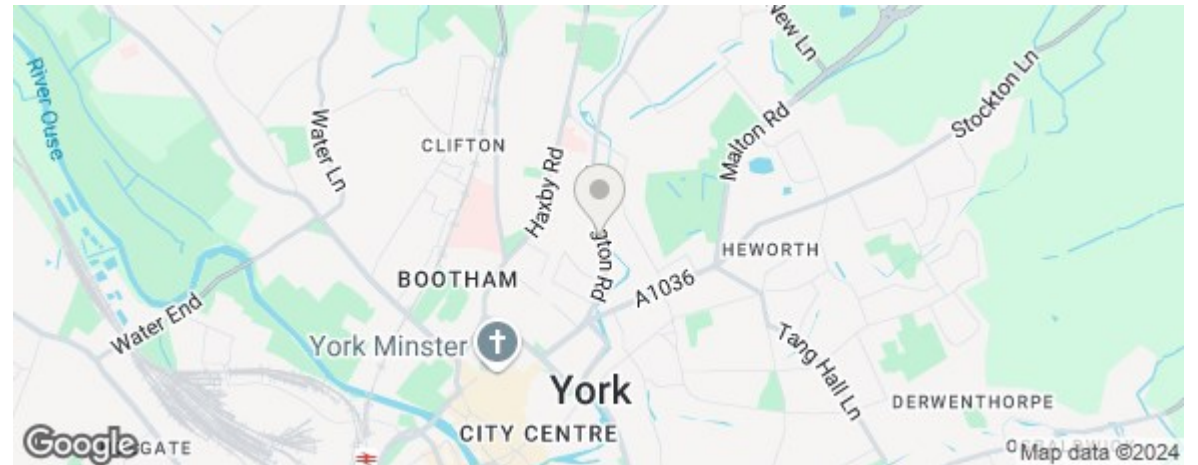
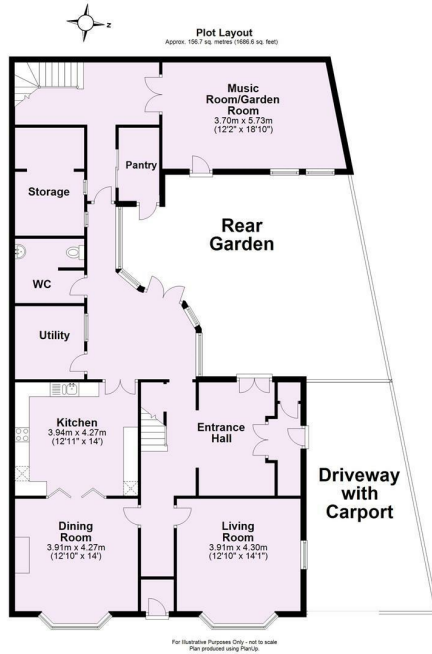
Offers Over £800,000

Tenure: Freehold

Council Tax Band: F







| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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