



HUDSON  
MOODY

34 Meadowfields Drive, Huntington, York YO31 9HN

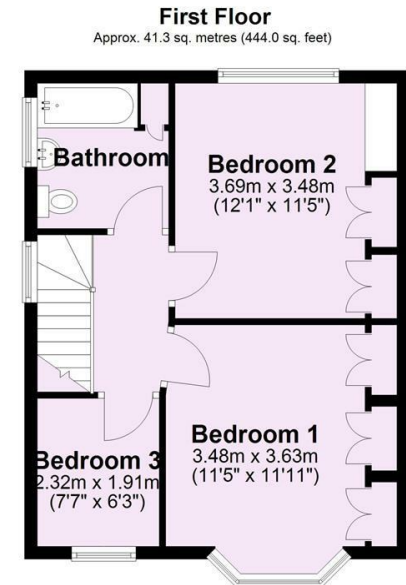
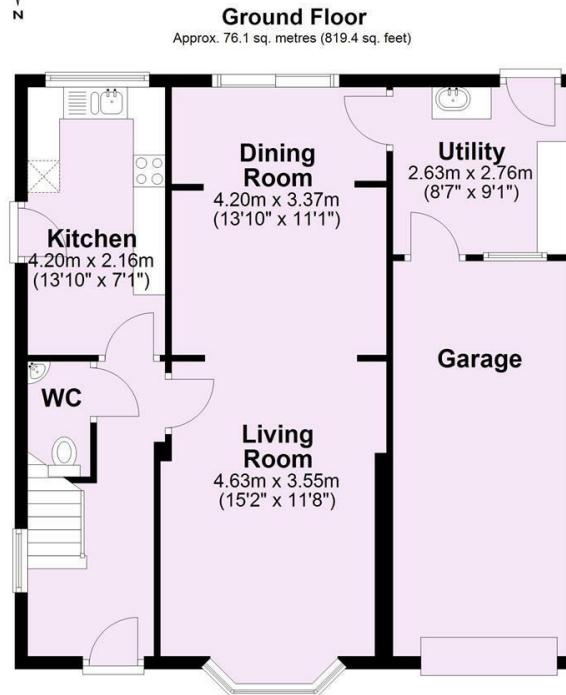
A well presented, detached, three bedroom home with South facing garden. Situated in a popular residential area off Huntington lying to the North of York

- Living Through Dining Room Doors Opening onto the Garden
- Separate Utility Room and Ground Floor WC
- Two Double Bedrooms with Fitted Wardrobes
- A Third Single bedroom
- House Bathroom
- Garage and Ample Off Street Parking
- South Facing Garden with Patio Seating and Mature Borders
- Highly Desirable Location close to Amenities and Within Easy Reach of the Ring Road and York City Centre
- Catchment for Huntington Secondary School
- No Onward Chain

**Guide Price £450,000**

**Tenure: Freehold**

**Council Tax Band: E**

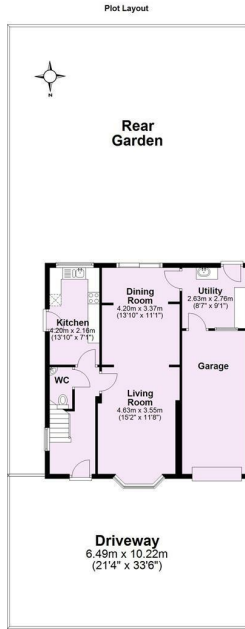


Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

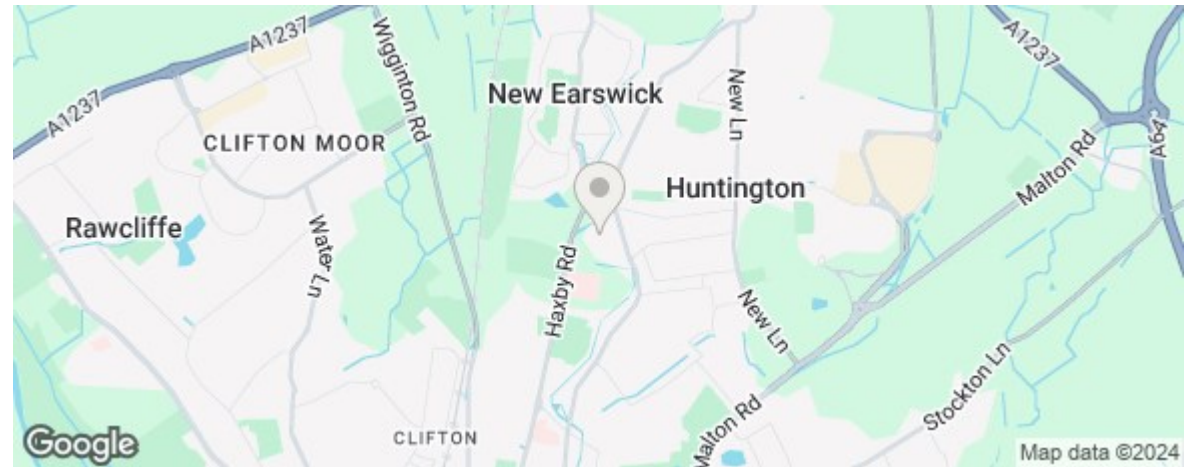
For Illustrative Purposes Only - not to scale.  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	81
<b>England &amp; Wales</b>		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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**[property@hudson-moody.com](mailto:property@hudson-moody.com)**