



HUDSON
MOODY

83 Geldof Road, Huntington, York YO32 9JT

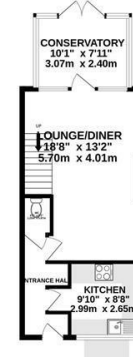
A beautifully presented modern semi-detached home with conservatory, off street parking and a charming rear garden. Situated in the popular Huntington area of York and within easy reach of the city centre and outer ring road. AVAILABLE ON A 50% SHARED OWNERSHIP BASIS THROUGH JOSEPH ROWNTREE HOUSING TRUST.

- **50% Shared Ownership Semi-Detached House with Opportunity to Staircase**
- **Fitted Kitchen with Space for Free Standing Appliances**
- **Living Room Featuring an Electric Fire**
- **Conservatory**
- **Ground Floor WC**
- **Two Double Bedrooms**
- **Shower Room and Separate WC**
- **Delightful Garden with Insulated Summer House**
- **Off Street Parking**
- **Quiet Residential Location**

50% Shared Ownership £165,000
Tenure: Leasehold
Council Tax Band: B

Lease Years Remaining: 73 years
 Service Charge: £347.99pm (includes property maintenance)
 Rent: £220.68pm

GROUND FLOOR
 NAN 45.8, (MAN 45.8) APPROX.



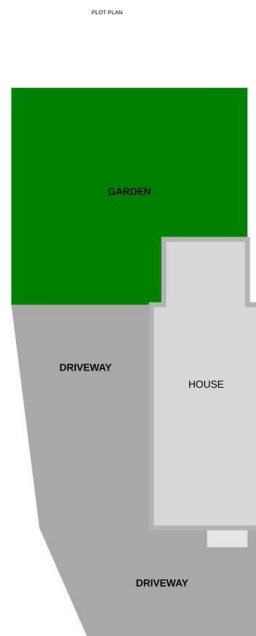
FIRST FLOOR
 NAN 45.8, (MAN 45.8) APPROX.



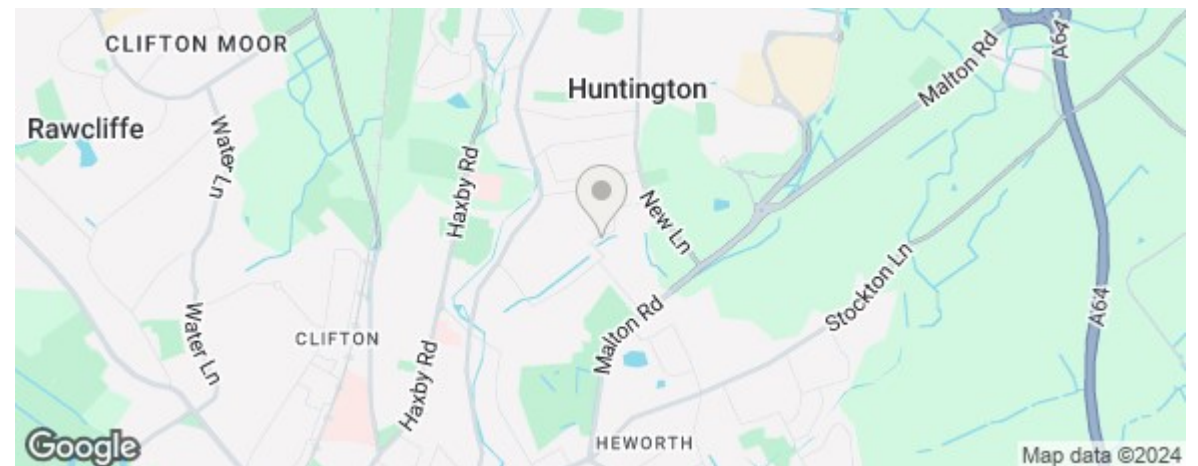
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(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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