



HUDSON
MOODY

4 Greenway, Huntington, York YO32 9QE

A well presented, two bedroom semi detached bungalow with a good sized garden and garage. Situated in the sought after area of Huntingdon, lying to the North of York.

- Open plan dining kitchen
- Attractive enclosed rear garden
- Ample off-road parking & garage
- Close to local amenities including shops & excellent bus links
- Monks Cross is approx. 1.3 miles away & York City Centre approx. 3 miles
- Modern shower room
- Two generous bedrooms
- Conservatory
- Cul-de-sac location just off New Lane
- No Onward Chain

Guide Price £275,000

Tenure: Freehold

Council Tax Band: C

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



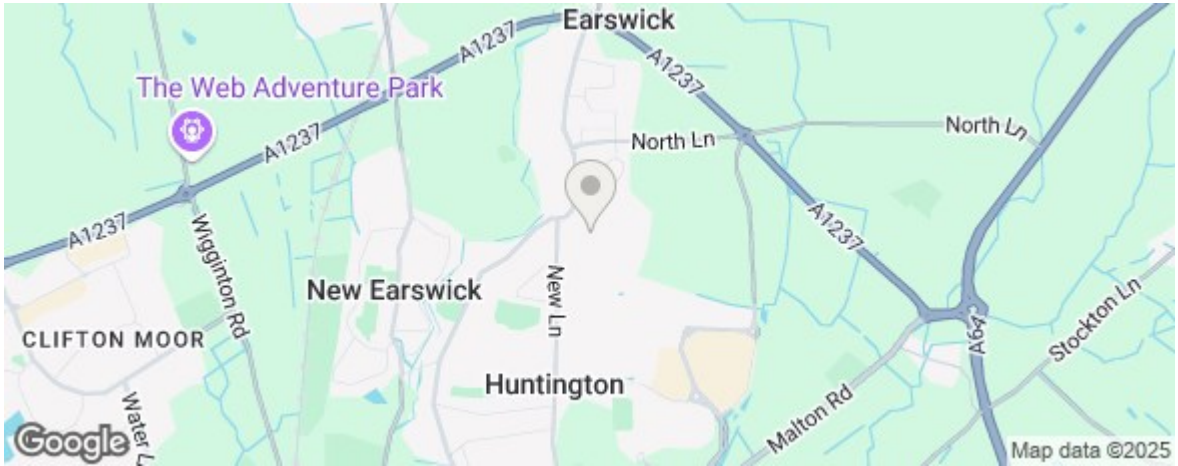
TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/05







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	



HUDSON
MOODY

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