



HUDSON
MOODY

27 Priory Wood Way, York YO31 9JH

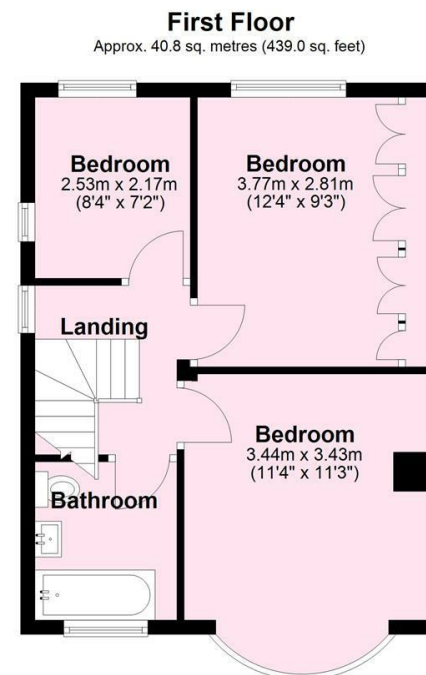
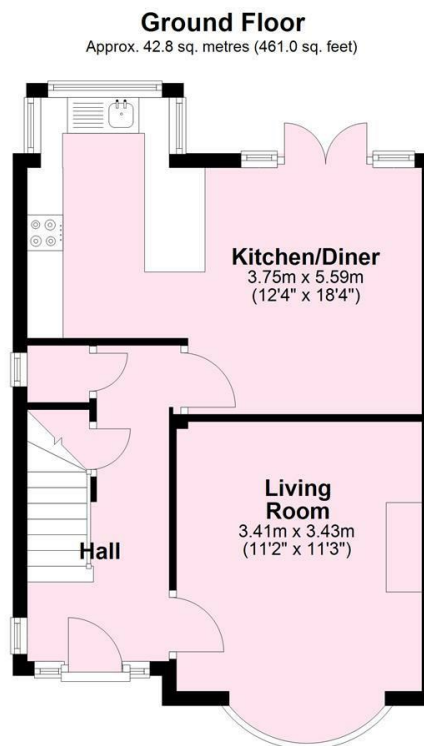
Situated in the ever popular Huntington area of York you will find this TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE that has been superbly updated for the modern lifestyle yet retains much of the original character and charm. Lying just off New Lane, the house is within easy reach of Monks Cross and Vanguard shopping centres, the local amenities on Brockfield Park Drive and offers easy access in to the City Centre.

- Traditional Semi-Detached House
- Superbly Modernised Throughout
- Planning Permission Granted for Side and Rear Extensions
- Bright Living Room with Bay Window
- Open Plan Dining Area and Kitchen
- Two Double Bedrooms
- Single Bedroom/Study
- Contemporary Bathroom with Shower Over Bath
- Front and Rear Gardens with Large Plot
- Excellent Location

Offers Over £350,000

Tenure: Freehold

Council Tax Band: C



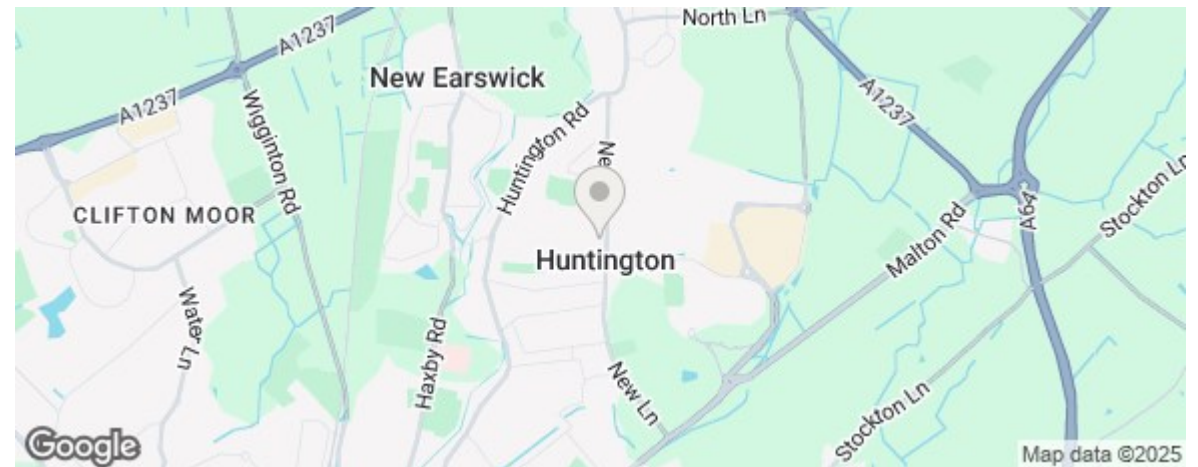
Total area: approx. 83.6 sq. metres (900.0 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







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

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.

**HUDSON
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