



HUDSON  
MOODY

92 Brockfield Park Drive, Huntington, York, YO31,  
YO31 9ER



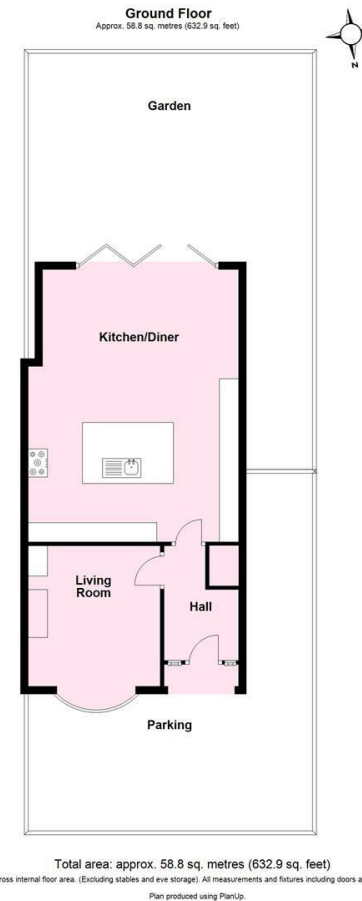
A well presented TRADITIONAL SEMI-DETACHED HOUSE situated in an ideal location on the edge of the Huntington area of York, close to Monks Cross Retail Park and within easy reach of the city centre.

- Traditional Semi-Detached House
- Recently renovated
- Living Room
- Impressive Open Plan Living/Kitchen/Family Area with Bi-fold Doors
- Two First Floor Double Bedrooms
- Single Room or Study
- Contemporary House Bathroom
- Second Floor Master Suite
- Lawned and Decked Garden to Rear
- Off Street Parking to Front

**Guide Price £425,000**

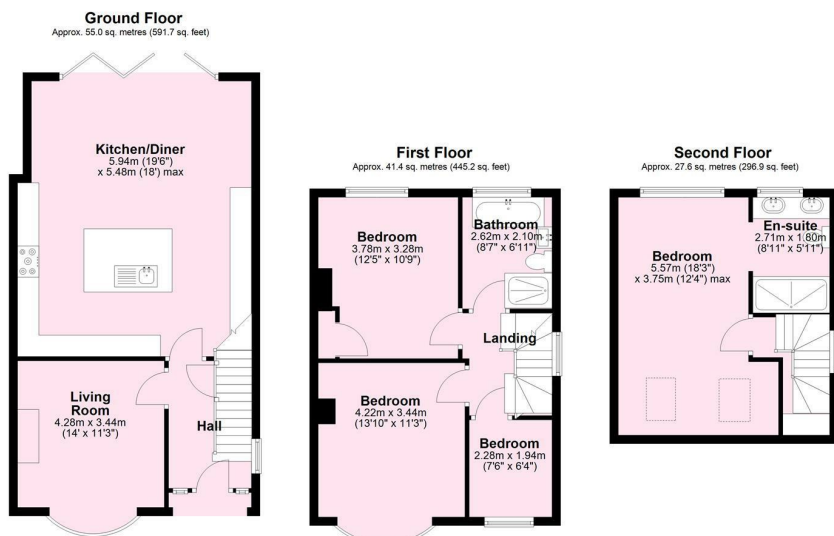
**Tenure: Freehold**

**Council Tax Band: C**







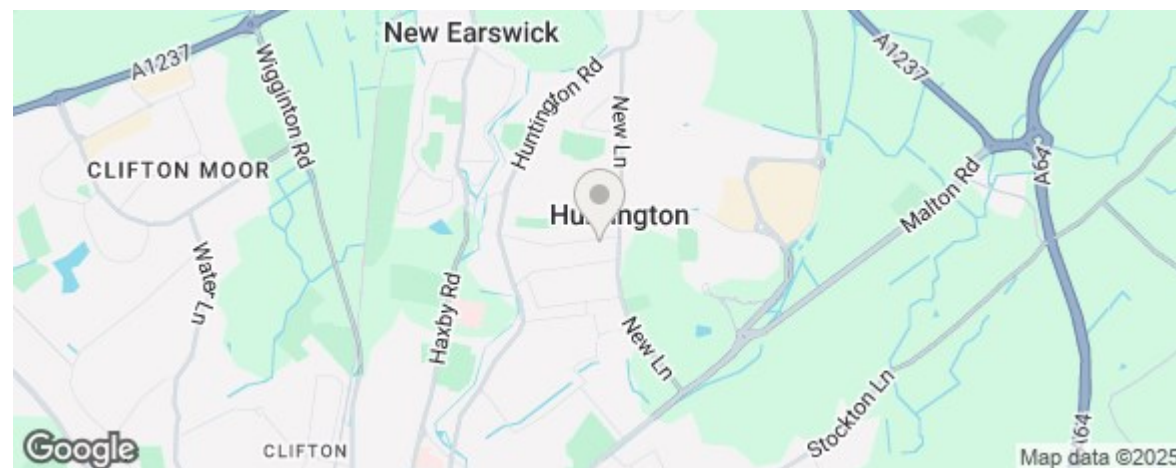


Total area: approx. 123.9 sq. metres (1333.7 sq. feet)

Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave 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) <b>A</b>		<b>84</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>	<b>62</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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**