



HUDSON  
MOODY

104 Huntington Road, York YO31 8RP



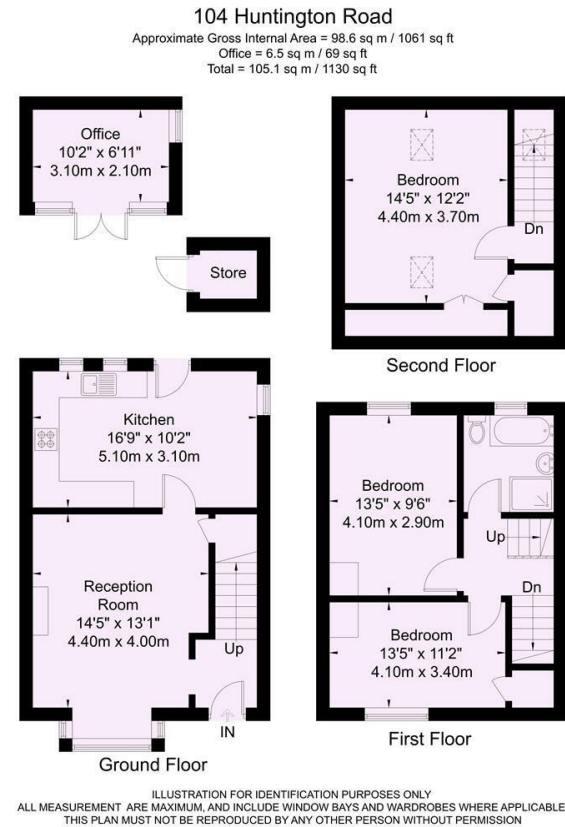
A three bedroom terrace home, with a charming and generously sized garden, complete with home office. Situated on Huntington Road, within easy access of the city centre, York St John University and York Hospital.

- Well Presented and Updated Throughout
- Original Features, such as Fireplaces, High Ceilings and Original Doors.
- Well Appointed, Spacious Living Room with Feature Fireplace
- Open Plan Kitchen Dining Room Overlooking the Garden
- Two First Floor Double Bedrooms each with Ornamental Fireplaces
- Beautiful Family Bathroom with Claw Foot Bath and Separate Shower Cubicle
- Second Floor Double Bedroom Loft Conversion with Ample Eaves Storage
- Beautiful Private Garden with Fully Insulated Garden Home Office Including Wired Data Connection
- Highly Convenient Location Close to Amenities
- No Onward Chain

**Guide Price £350,000**

**Tenure: Freehold**

**Council Tax Band: B**

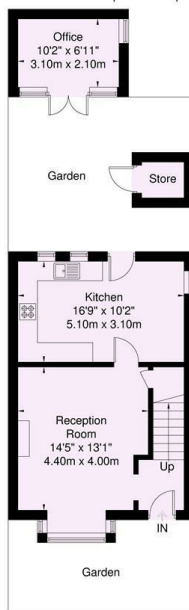








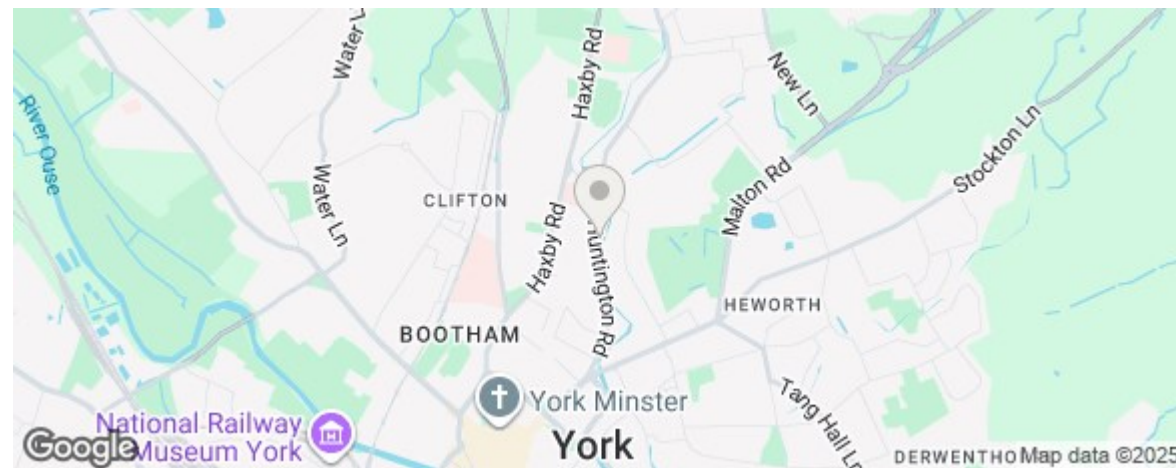
104 Huntington Road  
 Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft  
 Office = 6.5 sq m / 69 sq ft  
 Total = 105.1 sq m / 1130 sq ft



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**