

Southdown Road, Huntington York YO32 9RW



welcome to

Southdown Road, Huntington York

WELCOME TO SOUTHDOWN ROAD... This three bedroom semi-detached bungalow has fantastic potential and is situated on a good sized corner plot in the ever popular village of Huntington, close to good schools and amenities.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lounge

18' 5" x 12' 1" (5.61m x 3.68m)

Kitchen

8' 8" Max x 12' 2" (2.64m Max x 3.71m)

Dining Room

7' 8" Max x 17' 3" Max (2.34m Max x 5.26m Max)

Conservatory

Hall

Bedroom 1

21' 3" x 10' 5" (6.48m x 3.17m)

Shower Room

Bedroom 2

12' 10" x 9' 11" (3.91m x 3.02m)

Bedroom 3

10' 11" 1 x 9' 4" (3.33m 1 x 2.84m)

Shower Room

Garage

Front Garden

Rear Garden

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- GUIDE PRICE £310,000 TO £325,000
- THREE BEDROOM SEMI DETACHED PROPERTY
- CORNER PLOT WITH LARGE GARDEN
- DRIVEWAY/PARKING/GARAGE
- TWO SHOWER ROOMS

Tenure: Freehold EPC Rating: D

guide price

£310,000









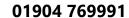
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAX105050



Property Ref: HAX105050 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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