



12 Geldof Road Huntington
York, YO32 9JT
£450,000

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NO FORWARD CHAIN! A SUPERB 4 BEDROOM DETACHED HOUSE SET IN THIS SOUGHT AFTER RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS INTO THE CITY CENTRE. The property provides bright and spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, cloaks/WC, lounge, dining room, breakfast kitchen, rear hall, landing, master bedroom with en-suite bathroom, 3 further bedrooms and a family bathroom. To the outside is a front garden with driveway leading to an integral brick garage whilst to the rear is a good size lawned garden. An internal viewing is recommended.

Porch

Entrance Hall

Cloaks/WC

Kitchen

15'3 x 9'8 (4.65m x 2.95m)

Dining Room

12'1 x 11'8 (3.68m x 3.56m)

Living Room

18'2 x 12' (5.54m x 3.66m)

Garage

17'3 x 8'6 (5.26m x 2.59m)

Landing

Bedroom 1

12'9 x 12'1 (3.89m x 3.68m)

En-suite Bathroom

Bedroom 2

13'1 x 12'1 (3.99m x 3.68m)

Bedroom 3

12'2 x 11'10 (3.71m x 3.61m)

Bedroom 4

9'11 x 8'9 (3.02m x 2.67m)

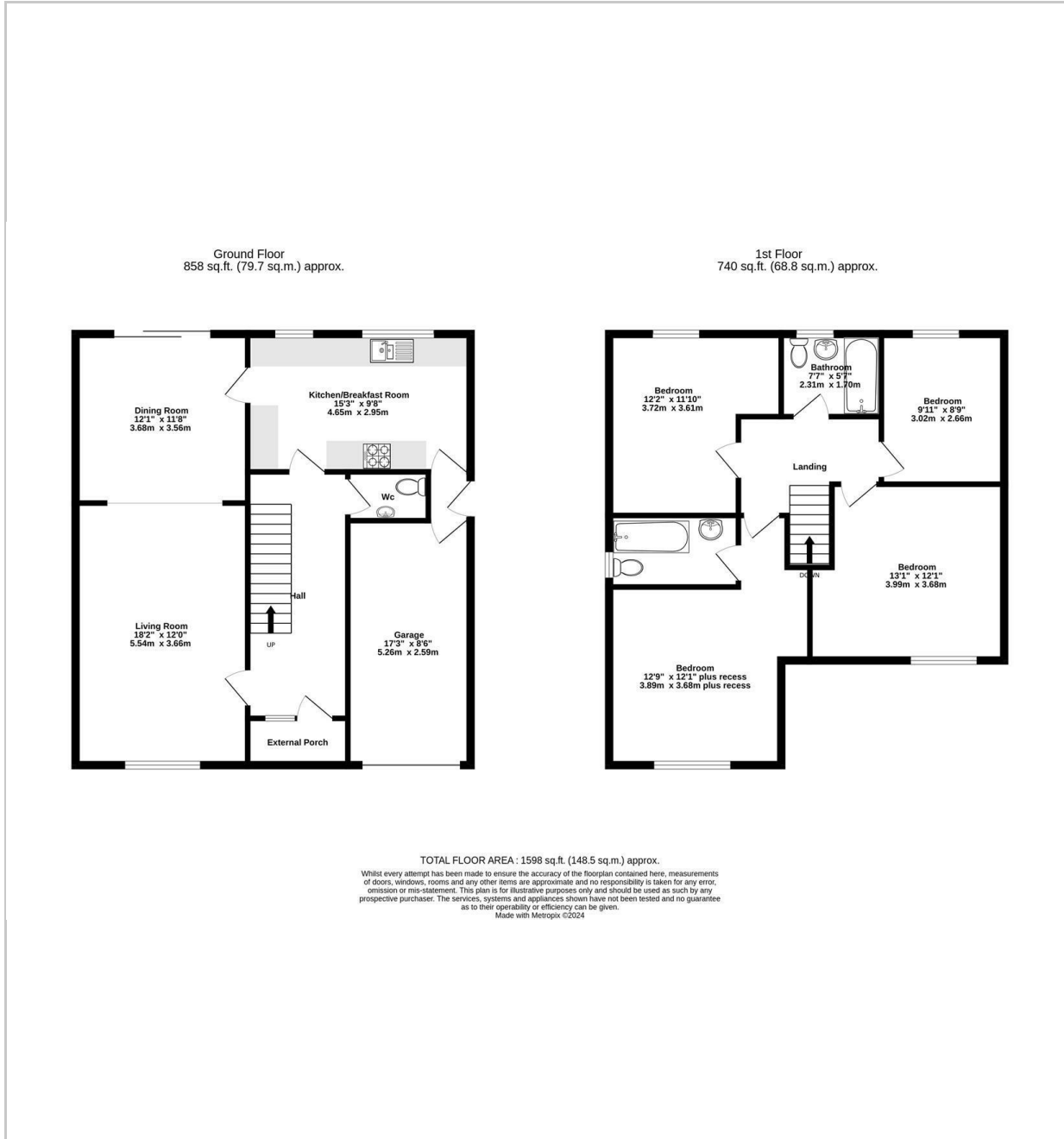




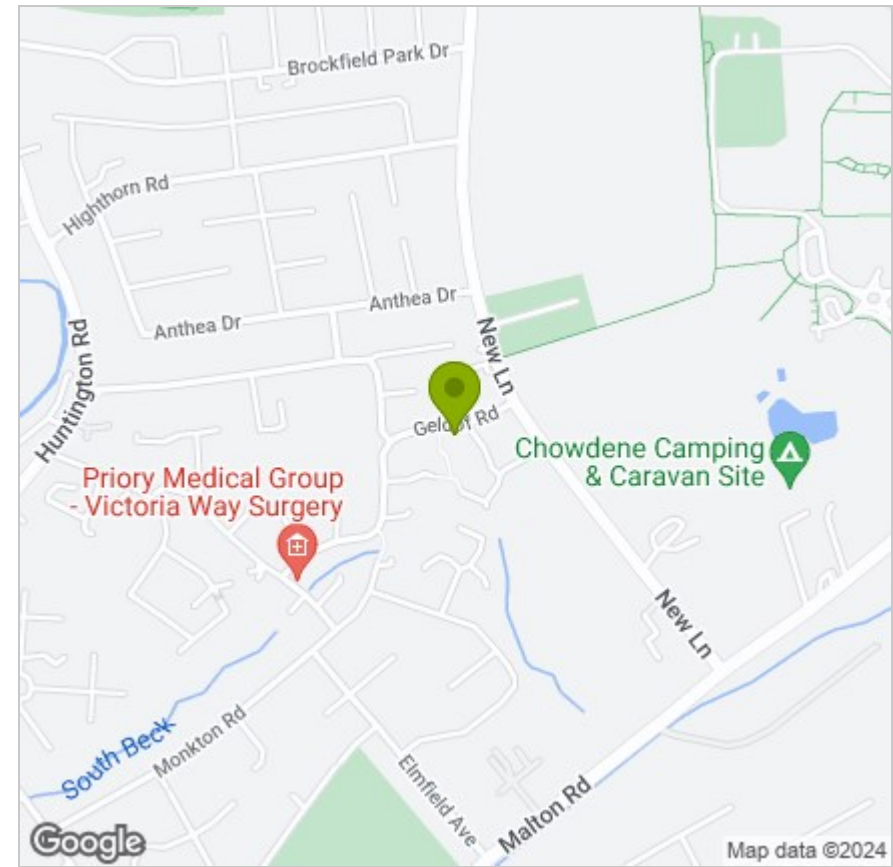
Bathroom
7'7 x5'7 (2.31m x1.70m)
Front & Rear Gardens



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	66	
(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	

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