
HUDSON
MOODY
40 Hunters Way, York YO24 1JJ

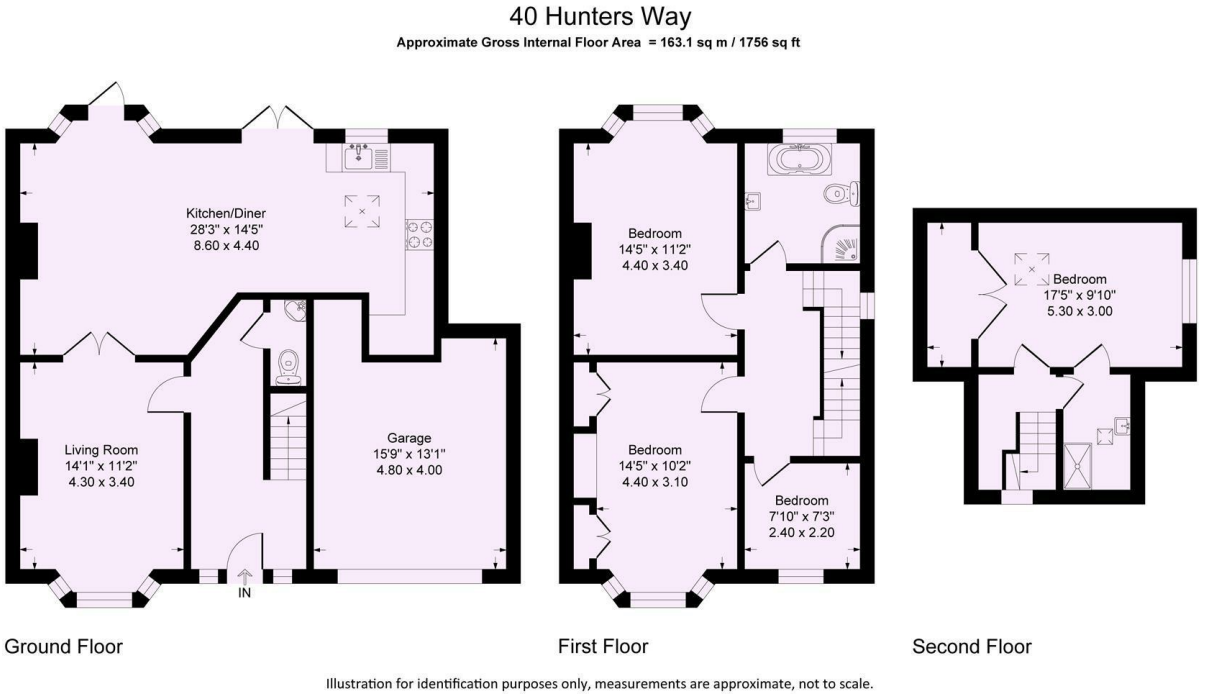
An extended, four bedroom, two bathroom family home. Situated on Hunters Way, just off Tadcaster Road, within walking distance of York Knavesmire and easy access of York city centre

- Extended Semi Detached Home
- Entrance Hall with Solid Oak Flooring
- Beautifully Appointed Living Room with Log Burning Stove
- Open Plan Kitchen Dining and Family Room Opening onto the Garden
- Ground Floor WC
- Two Generous Double Bedrooms and Third Single Bedroom to the First Floor
- Stylish Family Bathroom with Claw Foot Bath and Separate Shower Cubicle
- Loft Conversion with Stunning Principle Bedroom and En-suite Shower Room
- Rear Garden with Decked Seating Area. Plus an Additional Good Sized Side Garden
- Gated Driveway and Large Garage with Electric Door

## Offers In Excess Of £550,000

## Tenure: Freehold

## Council Tax Band: D













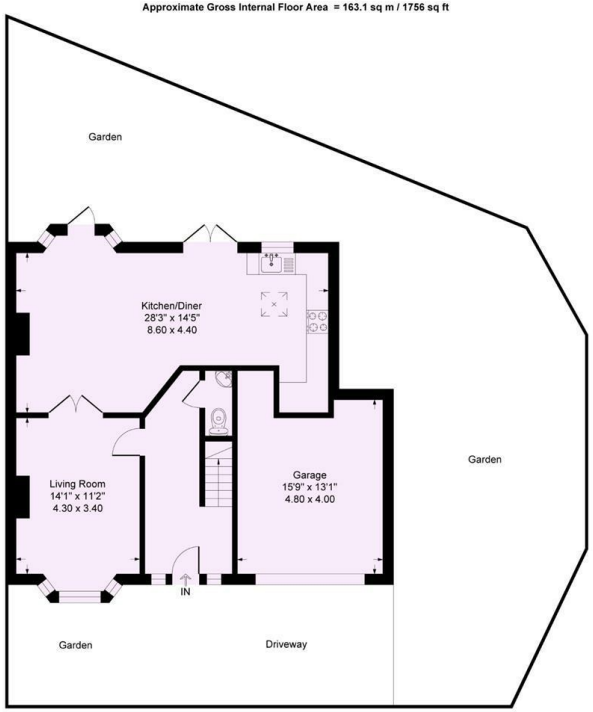


PELE



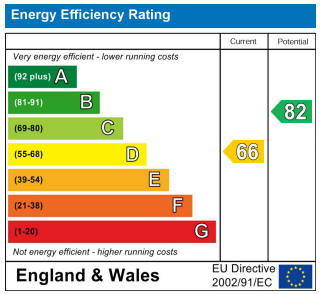
# 40 Hunters Way

**Approximate Gross Internal Floor Area = 163.1 sq m / 1756 sq ft**




Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.









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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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.


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