



HUDSON  
MOODY

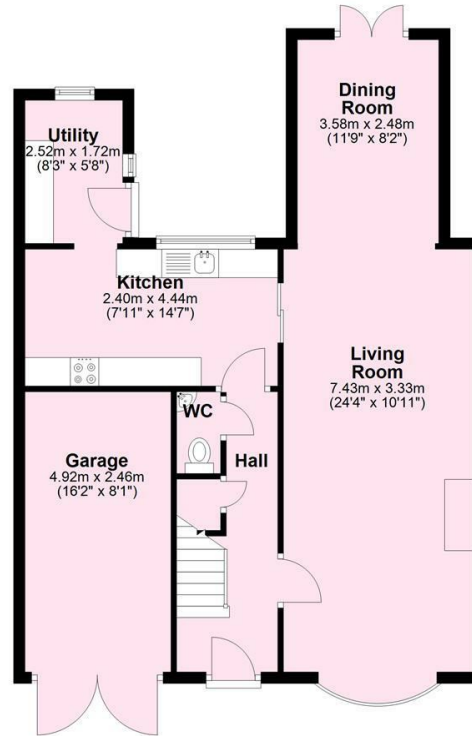
5 Trent Avenue, Huntington, York YO32 9SE

**\*NO ONWARD CHAIN\***

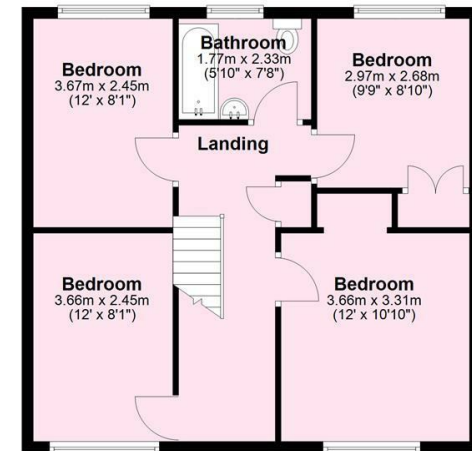
A beautifully presented MODERN DETACHED HOUSE situated in Huntington with easy access to the outer ring road, York city centre, and the popular Monks Cross and Vangarde shopping parks.

- Modern Detached House
- Quiet Location but Close to City and Outer Ring Road
- Open Plan Living and Dining Extension
- Modern Fitted Kitchen
- Ground Floor WC. Utility Room
- Four Double Bedrooms and Modern Bathroom
- Potential to extend (Subject to Planning Permission)
- Front Garden leading to Integral Garage & Sunny Rear Private Garden
- Close to Local Shops
- Within Catchment Area for Huntington Primary and Secondary Schools.

**Ground Floor**  
Approx. 71.9 sq. metres (773.9 sq. feet)



**First Floor**  
Approx. 56.9 sq. metres (612.8 sq. feet)



Total area: approx. 128.8 sq. metres (1386.7 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.

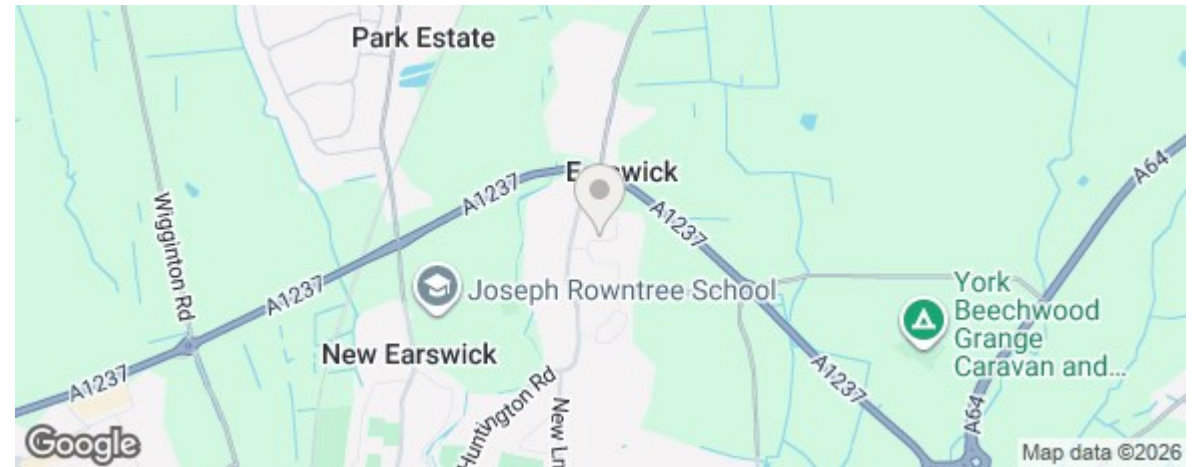
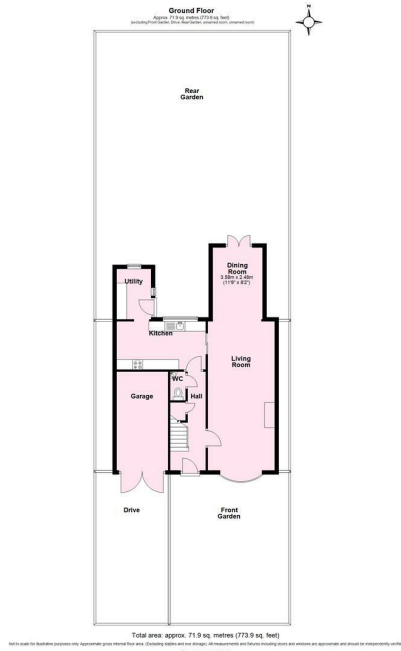
**Chain Free £450,000**

**Tenure: Freehold**

**Council Tax Band: D**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
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.
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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**