



HUDSON
MOODY

36 Hunters Way, York YO24 1JJ

A superbly updated traditional semi-detached house with impressive extensions to the side and rear, now providing an incredible family home in the convenient Dringhouses area of York.

The property offers spacious accommodation including a cosy living room, extended dining/family room and a magnificent extended family kitchen with bi-folding doors giving access to the patio and garden beyond. The first floor provides five bedrooms, bathroom and separate WC.

- Impressively Extended Traditional Semi-Detached House
- Excellent Location with Local Shops and Facilities
- Easy Access to York City Centre and Outer Ring Road
- Living Room
- Open Plan Family Room, Dining Area and Superb Modern Kitchen
- Utility Room. Shower Room
- Four Double Bedrooms and Single Room
- Family Bathroom with Separate WC
- Parking and Integral Garage
- Beautifully Maintained Gardens

Guide Price £625,000

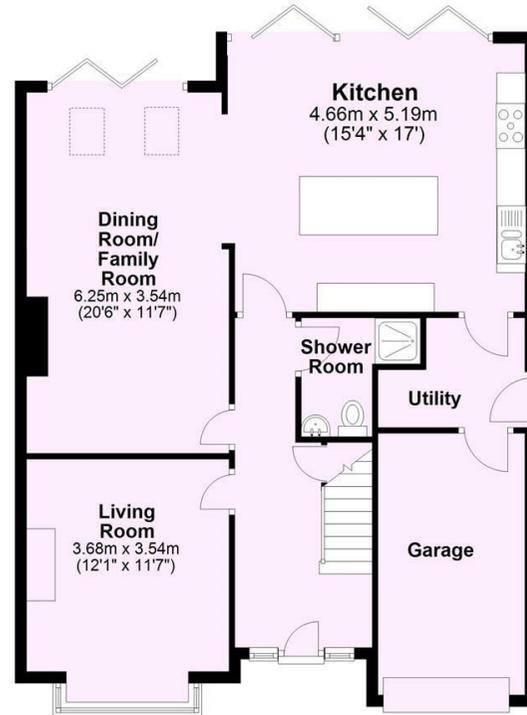
Tenure: Freehold

Council Tax Band: D



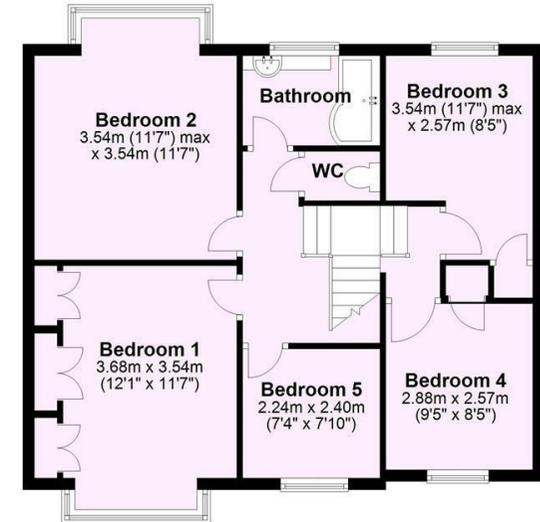
Ground Floor

Approx. 92.2 sq. metres (992.6 sq. feet)



First Floor

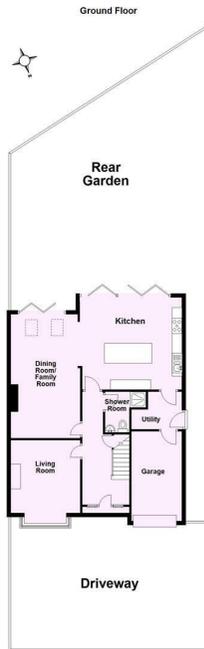
Approx. 64.5 sq. metres (694.6 sq. feet)



Total area: approx. 156.7 sq. metres (1687.2 sq. feet)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

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