



HUDSON  
MOODY

30 Whitestone Drive, York YO31 9HZ

## Whitestone

Approximate Gross Internal Floor Area = 133.1 sq m / 1433 sq ft

A superbly updated and extended traditional SEMI-DETACHED HOUSE situated in the popular and sought after Huntington area of York.

The house has been extended to side and rear and now offers a separate sitting room and open plan kitchen/dining/family area and separate utility room. On the first floor there are four double bedrooms, two bathrooms, whilst outside there is a good sized rear garden with large decked patio.

- Update and Extended Semi-Detached House
- Sought After Location Close to York City Centre
- Separate Living Room
- Generous Open Plan Dining/Kitchen/Family Area
- Separate Utility Room
- 20ft Master Bedroom with En-Suite
- Three Further Double Bedrooms
- House Shower Room
- Pleasant Rear Garden with Decked Patio
- Off Road Parking. No Onward Chain.

**Guide Price £425,000**

**Tenure: Freehold**

**Council Tax Band: C**

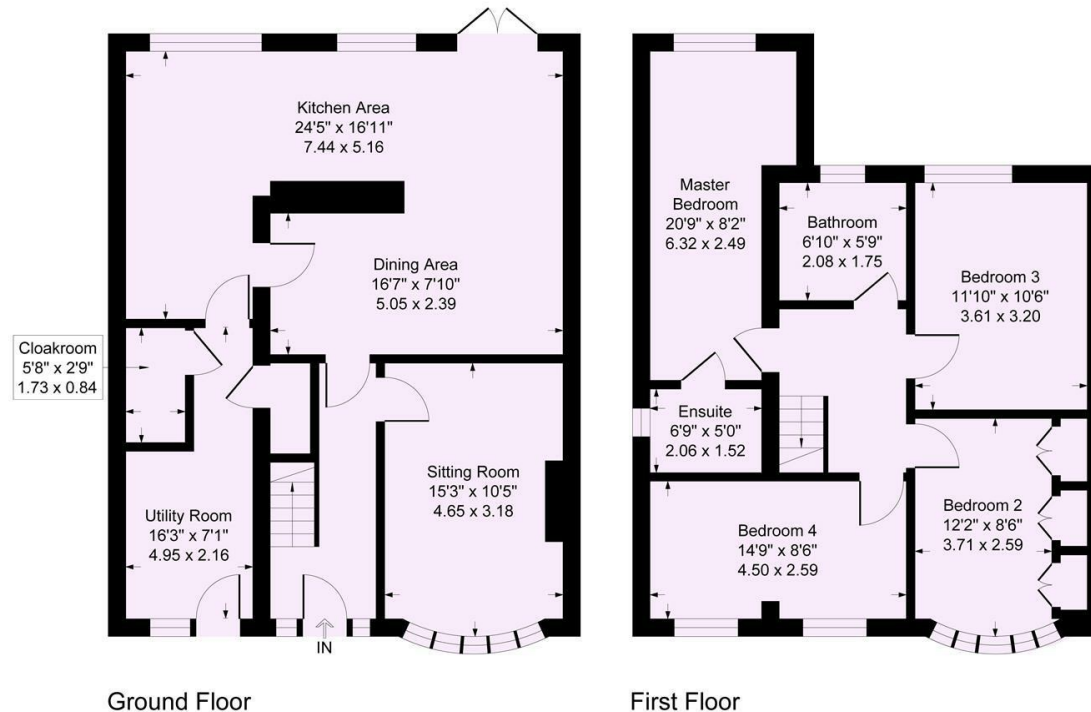


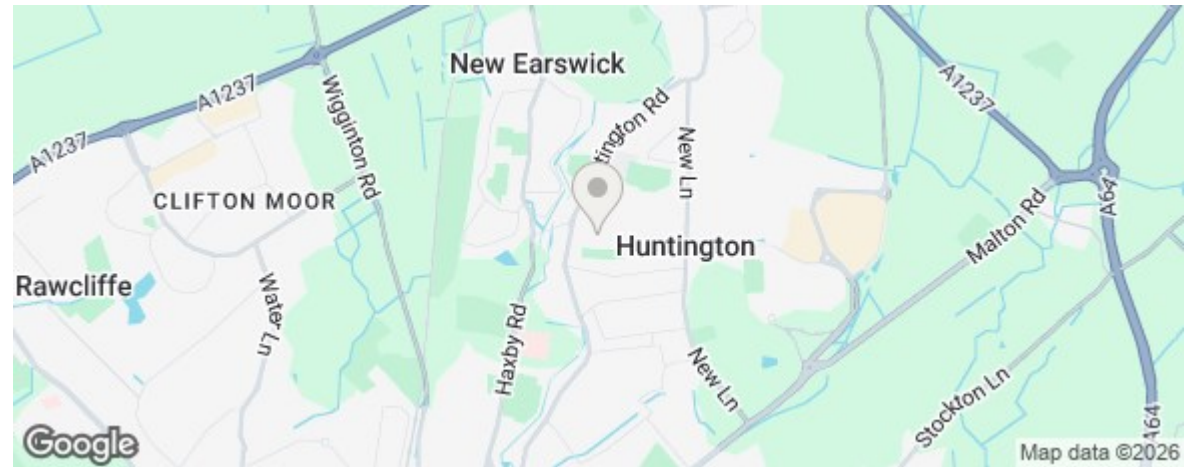
Illustration for identification purposes only, measurements are approximate, not to scale.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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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