37 Hambleton Way, Huntington, York YO32 9PJ

HUDSON
MOODY

A two bedroom semi detached bungalow enjoying open aspect views over playing fields to the rear, benefitting from a garden room, garage and off street parking

- A well presented semi detached bungalow situated in the popular residential area of Huntington
- A few moments drive of Vangarde Shopping Park and a wealth of local amenities
- Excellent commuter links via the ring road and A64
- Spacious living room with gas fire
- Modern family bathroom and separate WC
- Kitchen with space for appliances and access into the lean to
- Two bedrooms to the rear
- Garden room
- Lean to and Garage
- South West facing garden

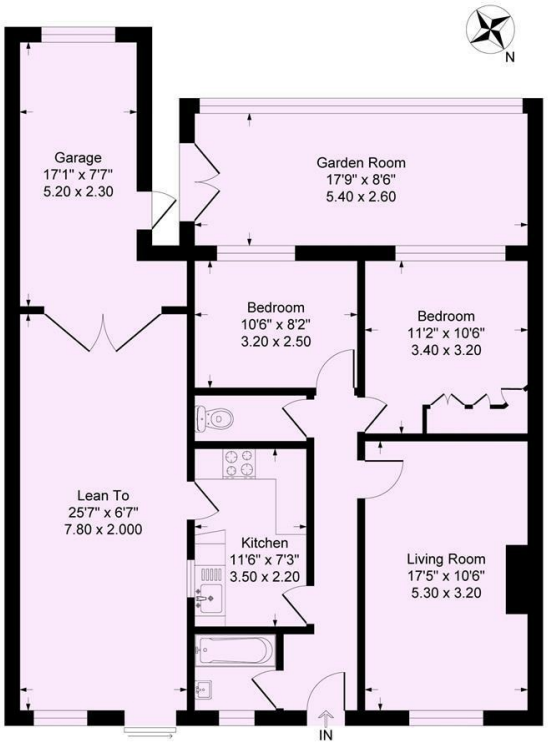
Guide Price £280,000

Tenure: Freehold

Council Tax Band: C

37 Hambleton Way

Approximate Gross Internal Floor Area = 117.2 sq m / 1262 sq ft



Ground Floor

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

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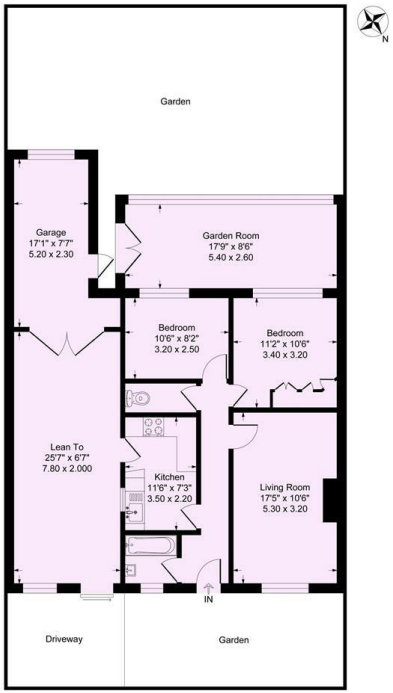

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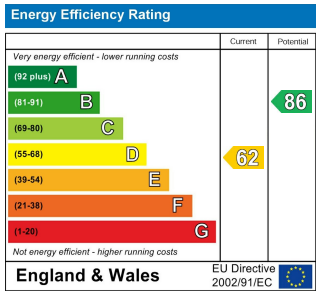

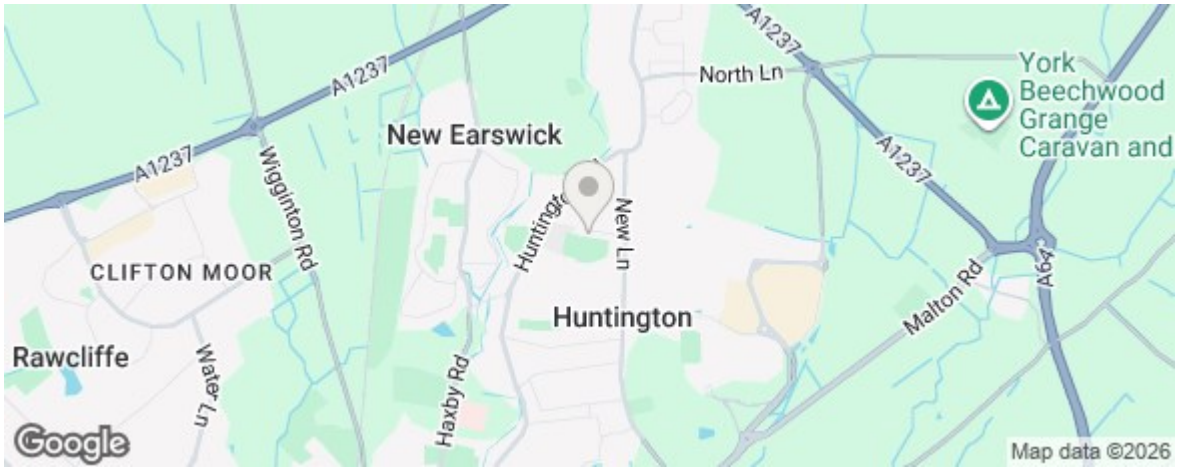

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any 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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