



104 Huntington Road, York YO31 8RP

HUDSON  
MOODY

A three bedroom terrace home, with a charming and generously sized garden, complete with home office. Situated on Huntington Road, within easy access of the city centre, York St John University and York Hospital.

- Well Presented and Updated Throughout
- Original Features, such as Fireplaces, High Ceilings and Original Doors.
- Well Appointed, Spacious Living Room with Feature Fireplace
- Open Plan Kitchen Dining Room Overlooking the Garden
- Two First Floor Double Bedrooms each with Ornamental Fireplaces
- Beautiful Family Bathroom with Claw Foot Bath and Separate Shower Cubicle
- Second Floor Double Bedroom Loft Conversion with Ample Eaves Storage
- Beautiful Private Garden with Fully Insulated Garden Home Office Including Wired Data Connection
- Highly Convenient Location Close to Amenities
- No Onward Chain

**Guide Price £350,000**

**Tenure: Freehold**

**Council Tax Band: B**

**104 Huntington Road**

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft  
Office = 6.5 sq m / 69 sq ft  
Total = 105.1 sq m / 1130 sq ft

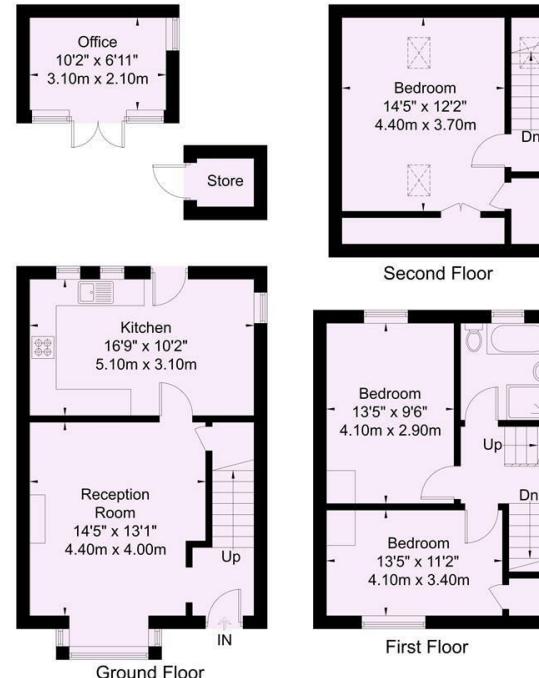
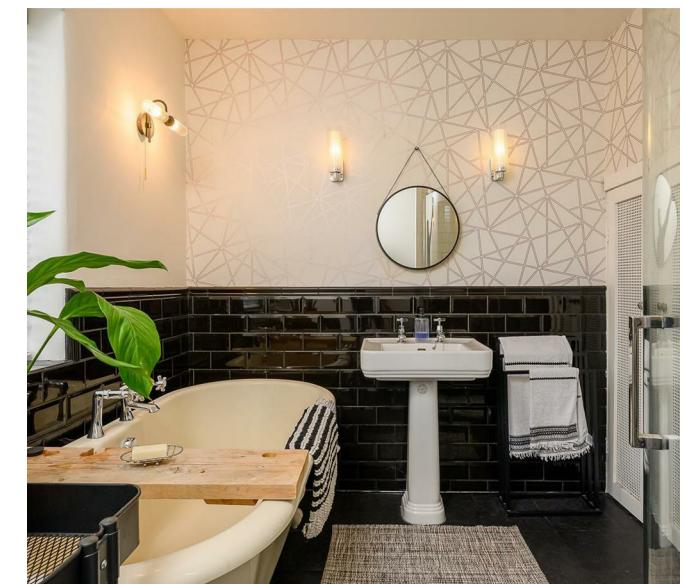
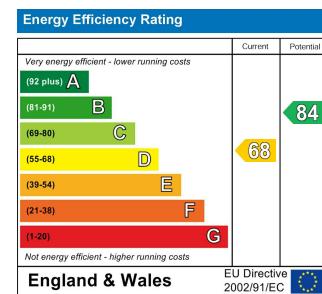
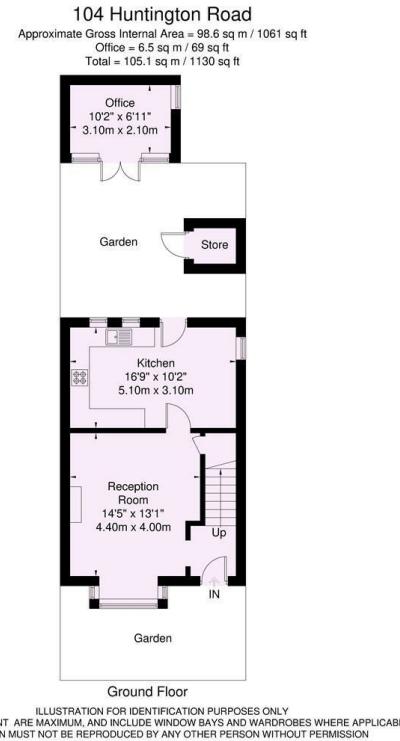


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







#### IMPORTANT NOTICE

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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.