



**HUDSON
MOODY**

28 Huntington Road, York YO31 8RD

Conveniently situated close to Monkgate and the city centre is this large and immaculately presented Victorian terrace that has been sympathetically updated to suite modern living, yet retains much of the charm and character of its period.

- Spacious Two Bedroom Victorian Terraced House
- Large Loft Space with Window, Huge Potential to Develop In To 2 Bedrooms or Large Bedroom with En-Suite
- Superbly Updated by the Current Owner
- Open Plan Living Area with Two Log Burning Stoves
- Modern Fitted Kitchen
- Rear Lobby and Ground Floor WC
- Two Generous Double Bedrooms
- Impressive, Modern Four Piece Bathroom
- Forecourt and Large Rear Courtyard Garden
- A Few Minutes Walk to Monkgate Bar

Offers In Excess Of £400,000

Tenure: Freehold

Council Tax Band: B

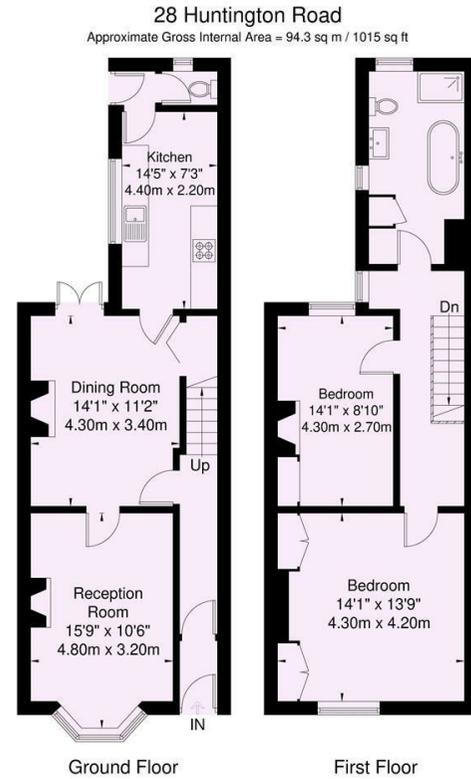


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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 Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft

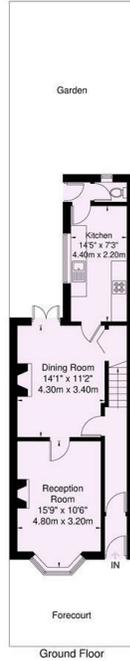


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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