



HUDSON  
MOODY

34 Hawthorn Spinney, York YO31 9JQ

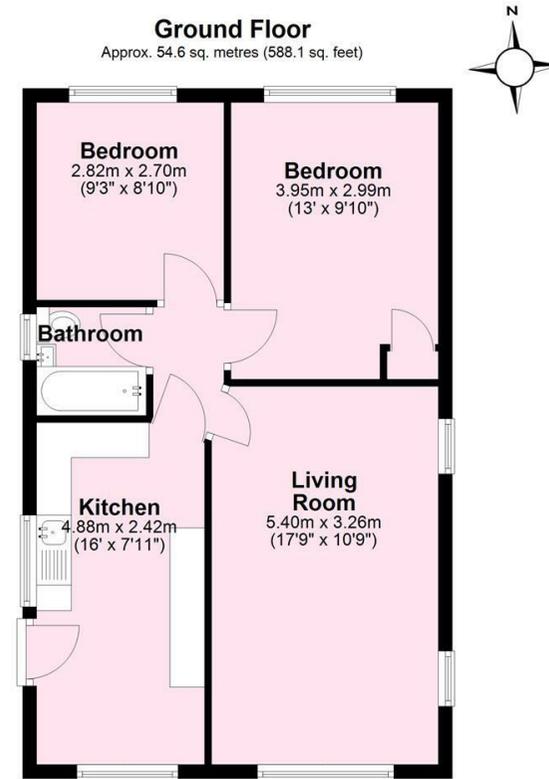
Rare opportunity to acquire a well-presented detached bungalow set on a generous plot within a quiet cul-de-sac in a highly sought-after area of North York. Offering two double bedrooms, a stylish newly fitted bathroom, bright kitchen with dining space, spacious lounge, long driveway with detached garage, and private gardens to three sides, this property combines peaceful single-storey living with excellent access to local amenities, reputable schools, and York city centre.

- No Onward Chain
- Detached Bungalow in Quiet Cul-de-Sac
- Two Double Bedrooms
- Light-Filled Modern Kitchen-Diner
- Bright Spacious Lounge
- Newly Fitted Bathroom
- Private Lawned Garden with Patio
- Large Detached Garage
- Off-Street Parking
- Sought-After Location Close to Amenities & Easy Access to York City Centre

**Guide Price £300,000**

**Tenure: Freehold**

**Council Tax Band: C**



Total area: approx. 54.6 sq. metres (588.1 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(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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