



HUDSON
MOODY

104 Huntington Road, York YO31 8RP

A three double bedroom terrace home, with generously sized garden, complete with insulated garden office. Enjoying a riverside position on Huntington Road, with residents permit parking and within a 15 minute walk of York Minster, the city centre, York St John University and York Hospital.

- No Onward Chain
- Well Presented and Updated Throughout
- Original Features, such as Fireplaces, High Ceilings and Original Doors.
- Well Appointed, Spacious Living Room with Working Open Fire and Original Surround
- Extensive works completed in 2021
- Beautiful Private Garden with Fully Insulated Garden Home Office Including Wired Data Connection
- 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
- Situated on The River Foss with mature trees and Open Views to the Rear

Guide Price £342,000

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

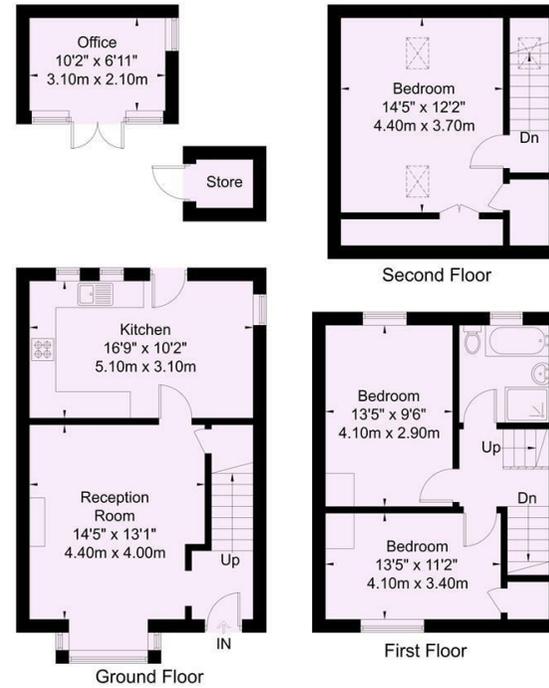
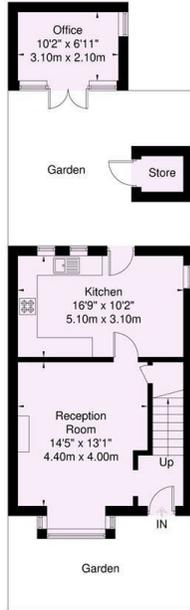


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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Ground Floor

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