



HUDSON  
MOODY

23 Brockfield Park Drive, York YO31 9EF



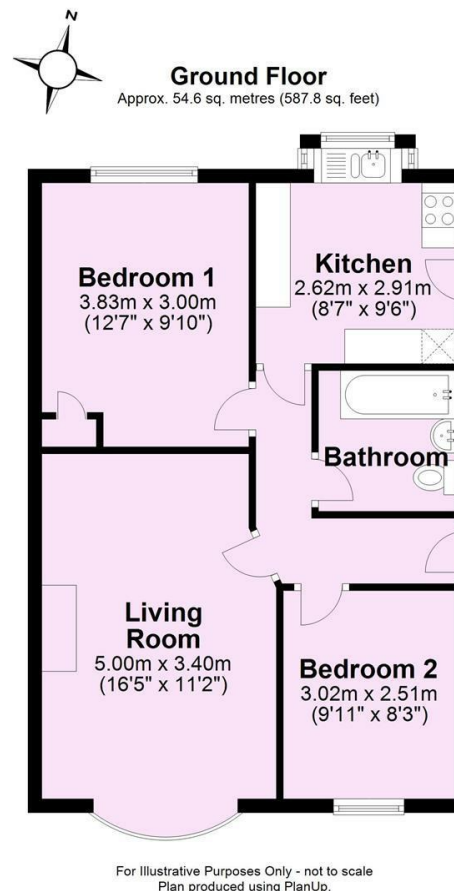
A superbly refurbished traditional **TWO BEDROOM SEMI-DETACHED BUNGALOW** with low maintenance gardens, set on a good sized plot and situated in the popular **HUNTINGTON** area of York.

- Recently Refurbished Bungalow
- Living Room with Large Bay Window
- Two Bedrooms
- Family Bathroom
- Newly Fitted Kitchen
- Large Parking Area to Front
- Paved Patio to Rear
- Close to Local SPAR Shop
- Quiet Residential Location
- No Chain

**Guide Price £300,000**

**Tenure: Freehold**

**Council Tax Band: B**







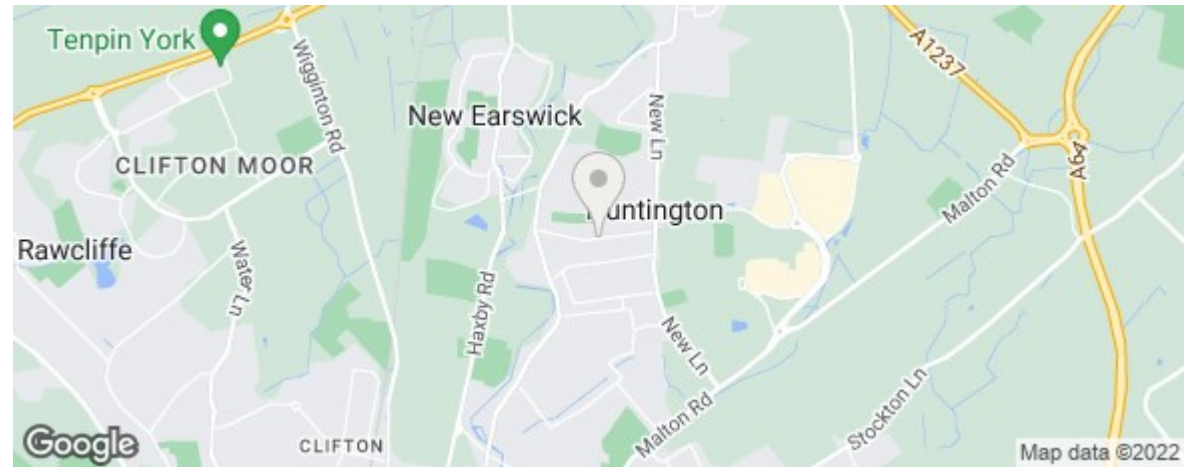


For Illustrative Purposes Only - not to scale  
Plan produced using PlanIt



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



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**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.
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