



HUDSON
MOODY

18 Greenacres, Huntington, York YO32 9QB

Situated in a quiet location on the edge of the popular Huntington area of York is this spacious THREE BEDROOM SEMI-DETACHED BUNGALOW positioned on a generous plot with SOUTH FACING gardens

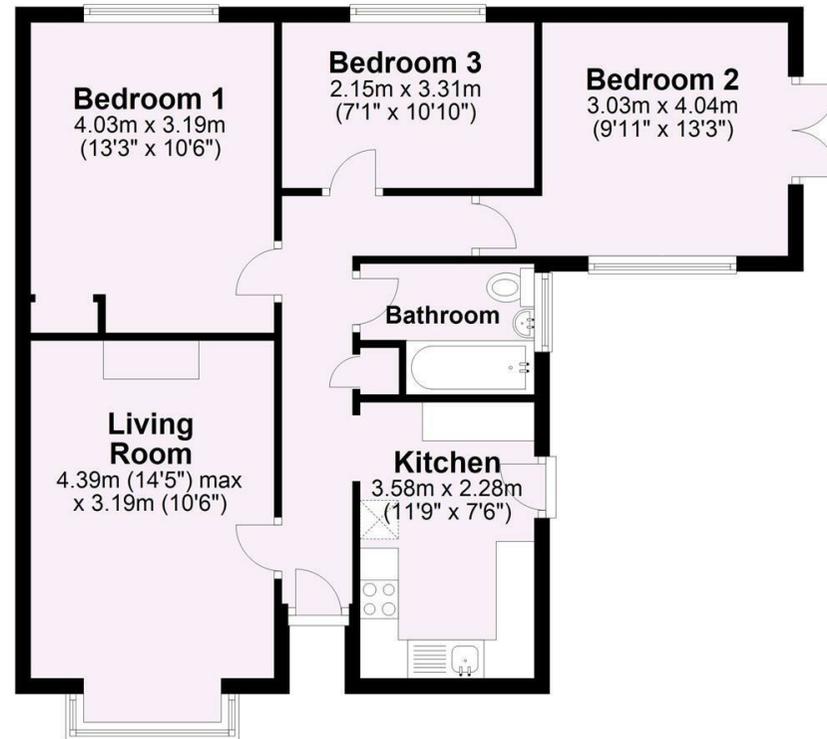
- Spacious Semi-Detached Bungalow
- Living/Dining Room
- Three Well Proportioned Bedrooms
- South Facing Wrap Around Gardens
- Car Port and Ample off Street Parking
- Gas Fired Central Heating
- Excellent Local Amenities Available and a Short Distance to Vangarde Shopping Park
- Catchment for Huntington Primary School
- No Onward Chain

Guide Price £260,000

Tenure: Freehold

Council Tax Band: C

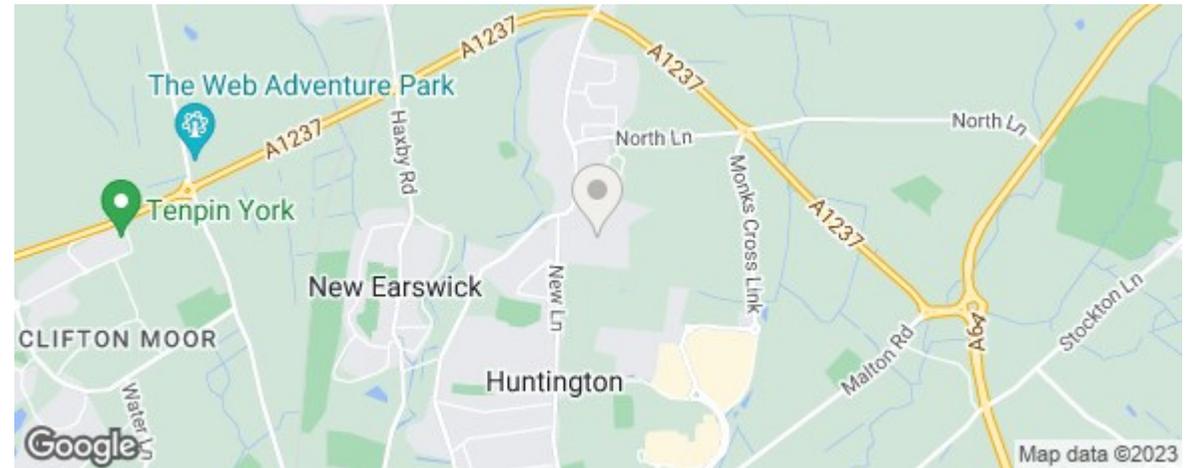
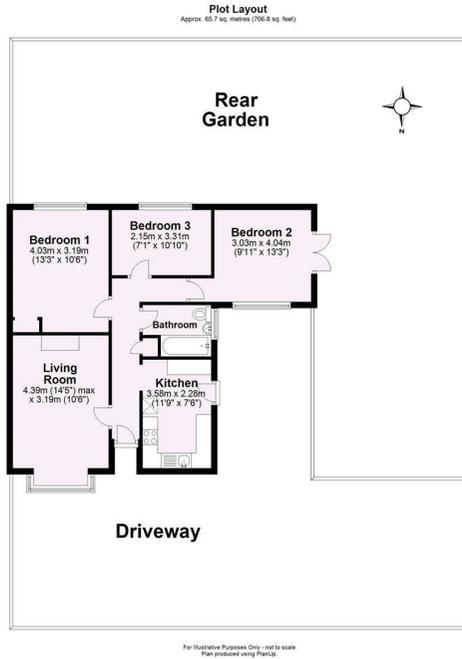
Ground Floor
Approx. 65.7 sq. metres (706.8 sq. feet)



For Illustrative Purposes Only - not to scale
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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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