



HUDSON
MOODY

3 Broome Way, Huntington, York YO32 9RL

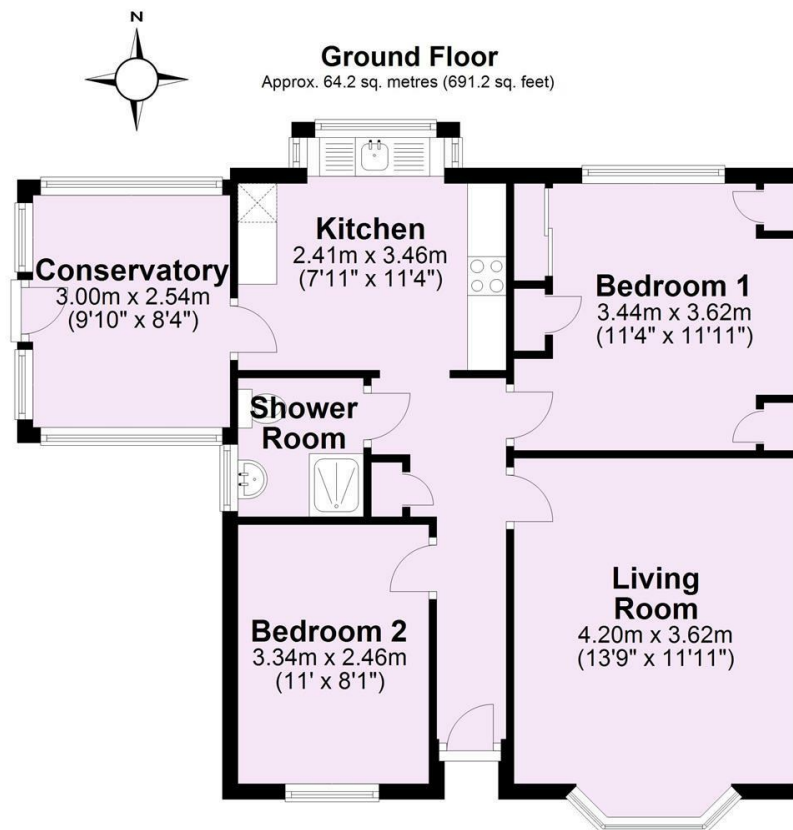
Lying to the north of York within the ring road and situated in a quiet cul-de-sac, is this well presented TWO BEDROOM SEMI-DETACHED BUNGALOW with POTENTIAL TO EXTEND (subject to planning) offering a LARGE GARDEN, driveway and detached garage.

- Semi-Detached Bungalow on a Substantial Corner Plot
- Spacious Living Room
- Wet/Shower Room
- Two Double Bedrooms
- Conservatory
- Garage and Ample Off Street Parking
- Large Rear and Side Gardens
- Scope for Extension Subject to Planning
- Quiet Cul-de-Sac Location
- No Onward Chain

Guide Price £250,000

Tenure: Freehold

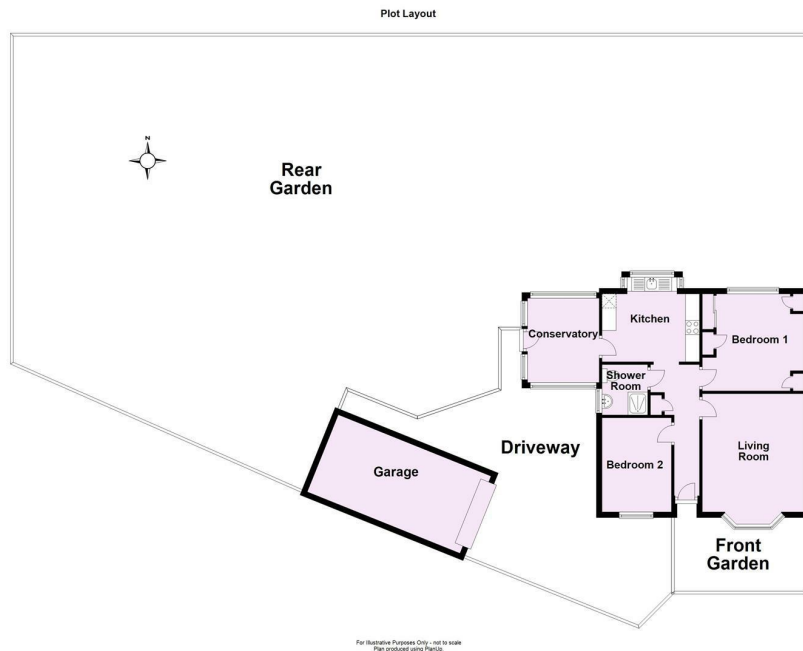
Council Tax Band: B



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

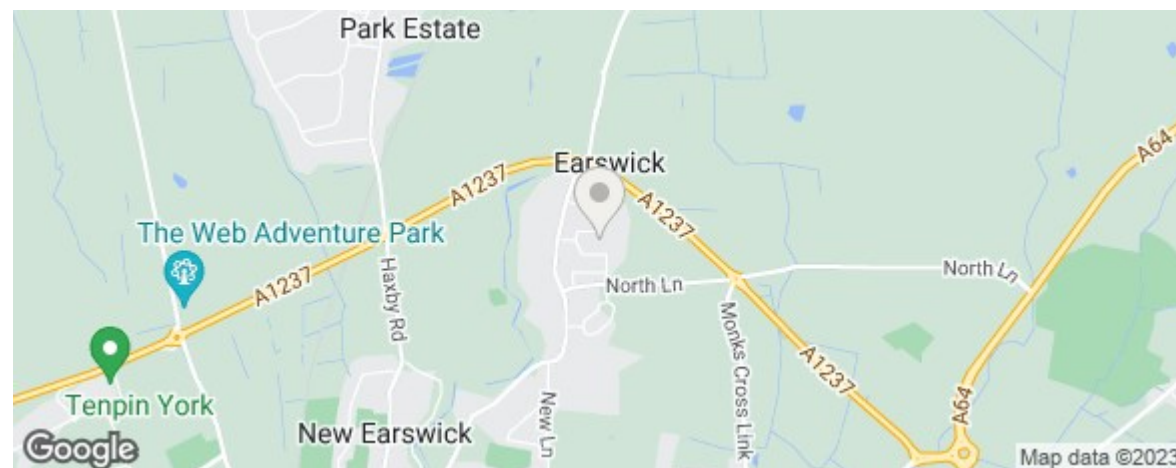






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC



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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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