



HUDSON
MOODY

38 Geldof Road, Huntington, York YO32 9JT



A beautifully presented, spacious, MODERN DETACHED HOUSE situated in the popular and sought after HUNTINGTON area of York.

The generous entrance hall leads into a spacious dual aspect living room with modern fireplace, large window with views to the front and French doors out to the rear garden. A further door takes you into rear lobby with door into the garden and a useful ground floor WC. Across the entrance hall is the light and airy dining room again with a large window to the front and a door giving access to the kitchen at the rear. The kitchen boasts an excellent range of stylish fitted units incorporating an eye level cooker, gas hob with extractor hood over, fridge, freezer and space for under counter washer and dishwasher.

To the first floor is the impressive master bedroom with dressing area and en-suite bathroom, a second double bedroom and two smaller rooms: all served by the central house bathroom. To the front of the house is a flagged forecourt providing off street parking whilst a further driveway runs along the side of the house to a separate garage with electric door. The rear garden is enclosed within fenced boundaries and enjoys views over open playing fields. It also offers a good sized patio for outside entertaining together with a lawned garden with herbaceous borders.

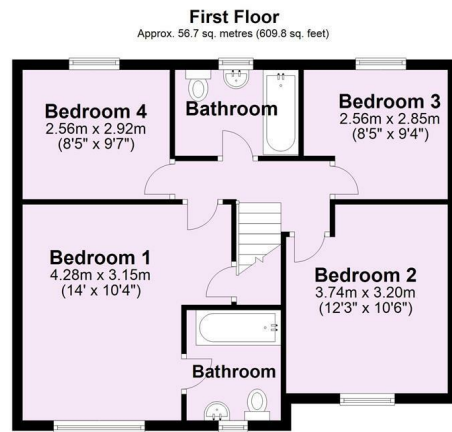
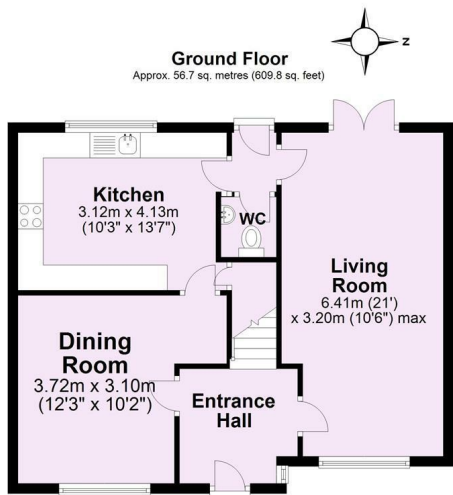


- Modern Detached House
- Convenient Location
- Two Reception Rooms
- Beautifully Fitted Kitchen
- Master Bedroom with En-Suite
- Second Double Bedroom
- Two Single Bedrooms
- House Bathroom
- Lawned Garden with Patio
- Off Street Parking. Single Garage

Guide Price £350,000

Tenure: Freehold





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

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	80
	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		65	78
	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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