



**HUDSON  
MOODY**

**16 Deepdale, York YO24 2SA**

A well presented, three bedroom semi-detached home with good sized garden and garage. Situated in the sought after area of Woodthorpe, lying to the South West of York within easy access of York City Centre and the A64

- Three Bedroom Semi- Detached House
- Corner Plot
- Open Plan Kitchen Dining Room
- Spacious Living Room with Double Doors onto the Garden
- Three Bedrooms
- Family Bathroom
- Good Sized Garden
- Off Street Parking and Garage
- Convenient Location Close to Local Amenities
- Easy Access to York City Centre, A64 and Park and Ride

**Guide Price £300,000**

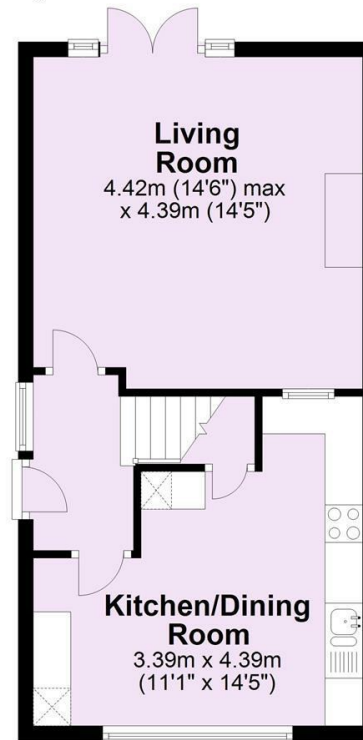
**Tenure: Freehold**

**Council Tax Band: D**



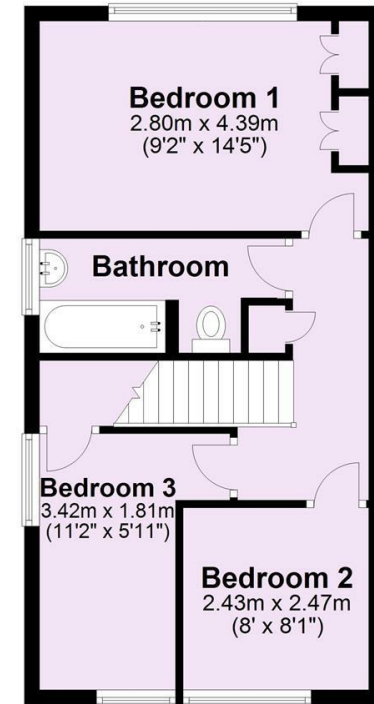
### Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.0 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			85
(69-80) C		70	
(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	

**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.

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