



HUDSON
MOODY

28 Heworth Road, York YO31 0AD

****NO CHAIN****

A sympathetically updated charming TWO BEDROOM PERIOD PROPERTY that retains many ORIGINAL FEATURES. It lies on a corner plot in the popular Heworth area of York providing easy access to the city centre together with a number of local shops and services within Heworth Village.

- Charming Period End Terraced House
- Good Sized Living Room
- Dining Area with Original Feature Range
- Well Fitted Modern Kitchen
- Bathroom With Rain Fall Shower Over Bath
- Small Glazed Utility Space or Bijou Conservatory
- Good Sized Master Bedroom
- Versatile Second Room/Nursery/Office
- Low Maintenance Rear Garden with Storage Shed
- No Chain

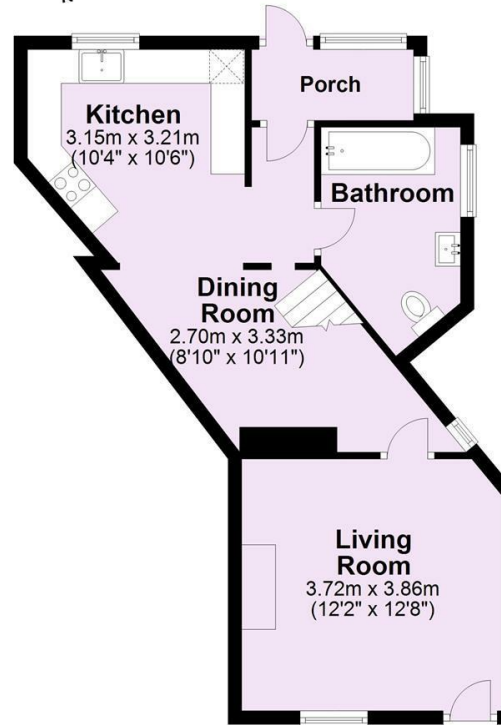
Guide Price £260,000

Tenure: Freehold

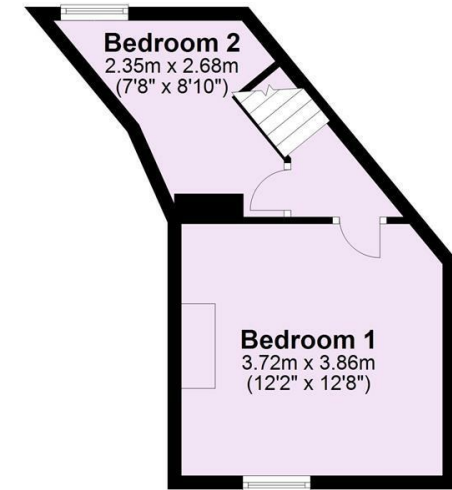
Council Tax Band: B



Ground Floor
Approx. 43.9 sq. metres (472.4 sq. feet)



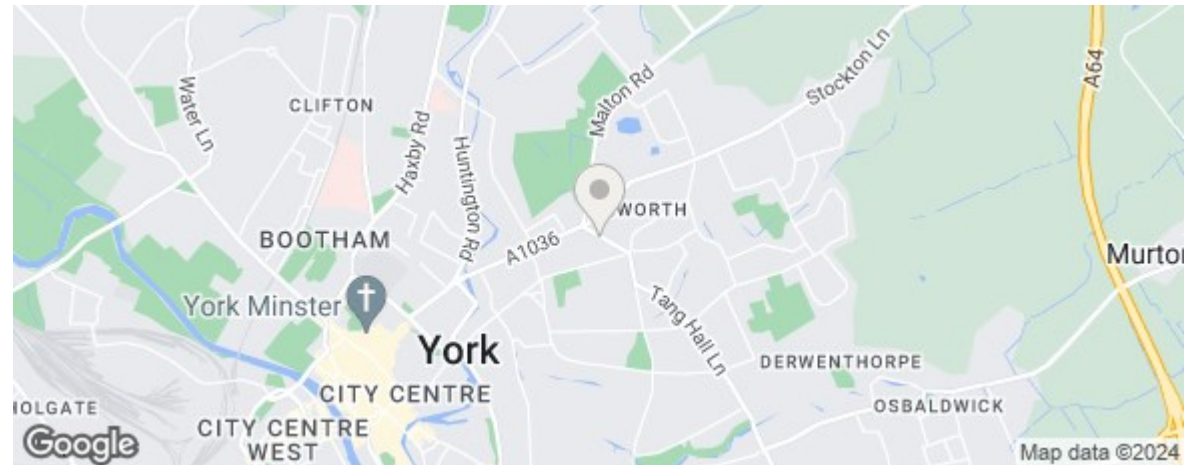
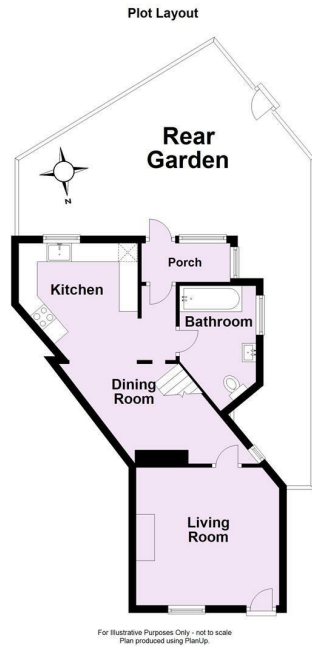
First Floor
Approx. 23.0 sq. metres (247.4 sq. feet)



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			84
(69-80) C			
(55-68) D		54	
(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.

**HUDSON
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