



HUDSON  
MOODY

9 Melander Close, York YO26 5RP

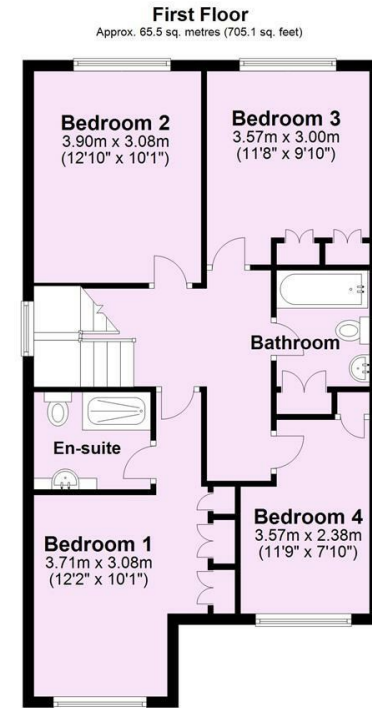
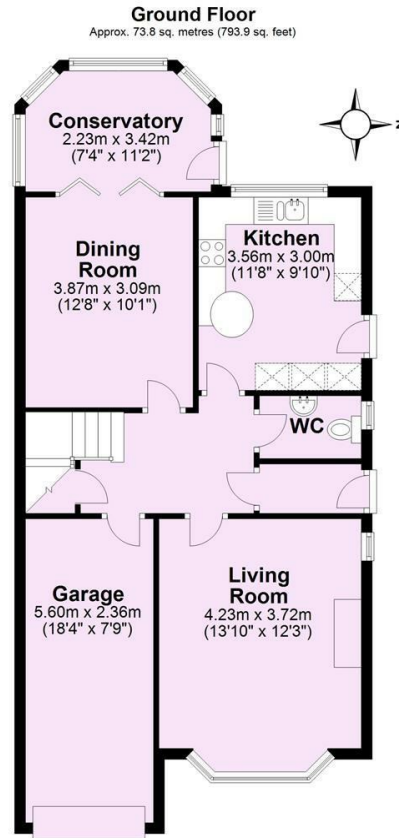
**\*\*\* VIEWING RECOMMENDED \*\*\***A substantial **FOUR BEDROOM DETACHED HOUSE** situated in a quiet and convenient cul-de-sac, just off Beckfield Lane and within easy reach of local shops and services in Acomb Village. Offered with **NO ONWARD CHAIN**.

- Entrance Porch and Central Reception Hall
- Ground Floor WC
- Spacious Living Room
- Separate Dining Room & Conservatory
- Fitted Kitchen With Neff Appliances
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Enclosed Rear Garden with Patio
- Driveway & Integral Garage
- No Onward Chain

**Guide Price £450,000**

**Tenure: Freehold**

**Council Tax Band: E**



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		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**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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