

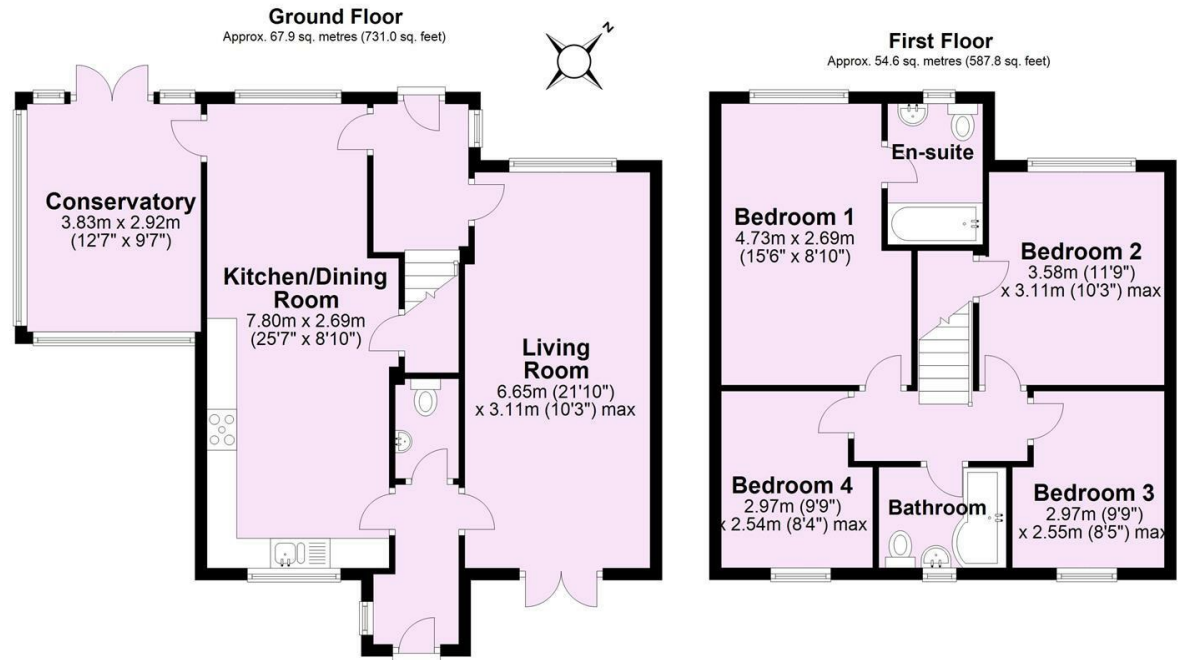


HUDSON
MOODY

14 Caroline Close, York YO24 4EQ

A spacious **FOUR BEDROOM DETACHED** family home, with wrap around garden, situated in the popular Holgate area of York, just off Hamilton Drive East.

- Modern Detached House
- Open Plan Dining Kitchen
- Living Room with Wood Burning Stove
- Conservatory
- Master Bedroom with En-Suite Bathroom
- Three Further Bedrooms
- House Bathroom
- Wrap Around Private Gardens Backing Onto Woods & Holgate Beck
- Single Garage & Parking For Two Cars
- Close to York City Centre



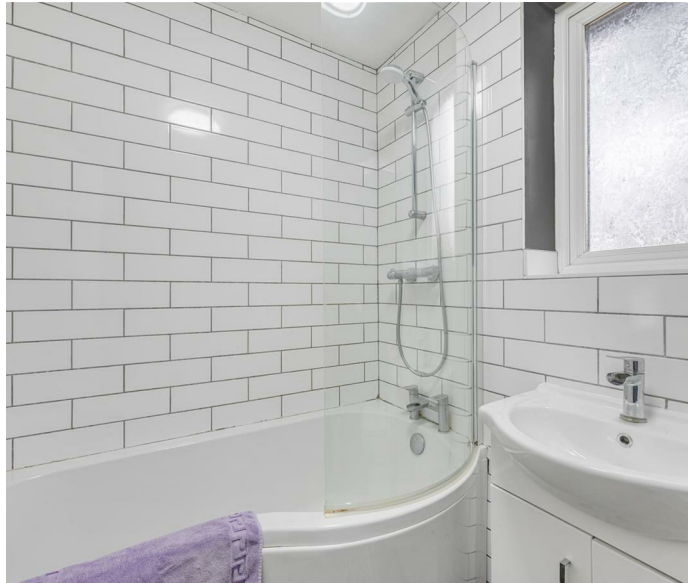
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

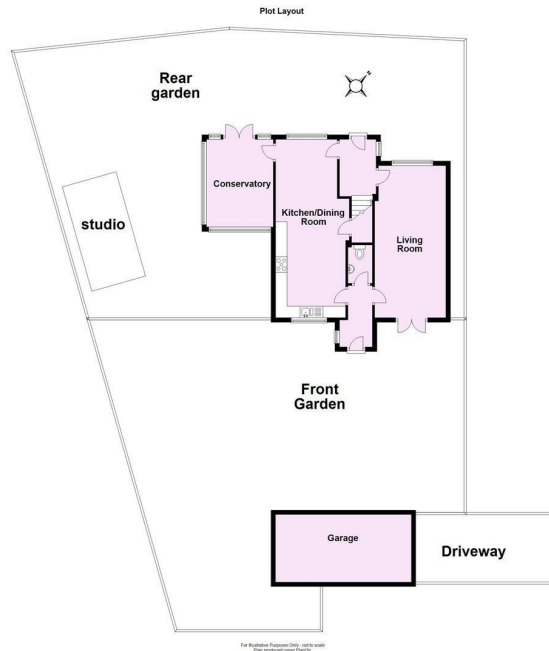
Guide Price £525,000

Tenure: Freehold

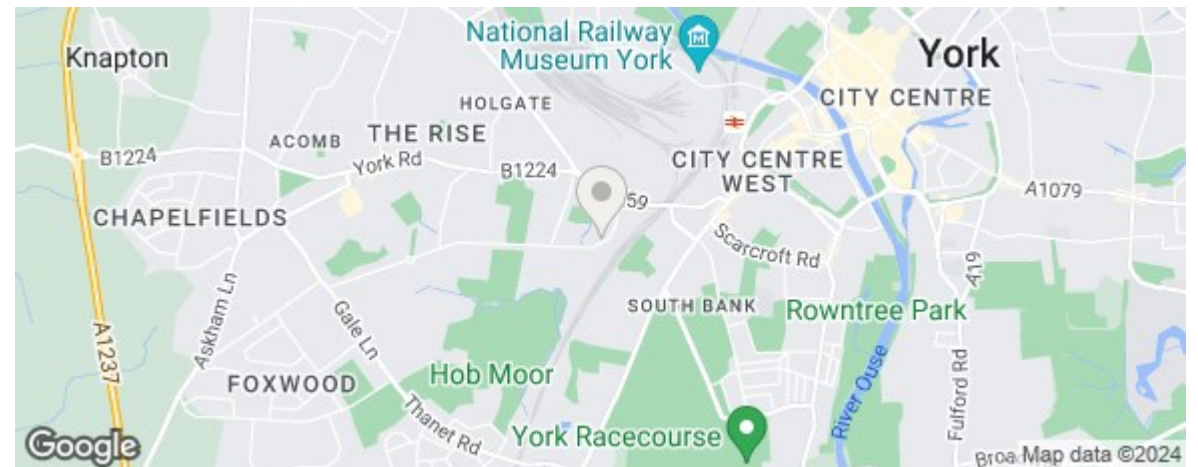
Council Tax Band: E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com