



HUDSON
MOODY

1 Shelley Grove, York YO30 5SP

A THREE BEDROOM SEMI-DETACHED with SOUTH FACING GARDEN situated in the popular RAWCLIFFE area of York, within easy reach of the city centre.

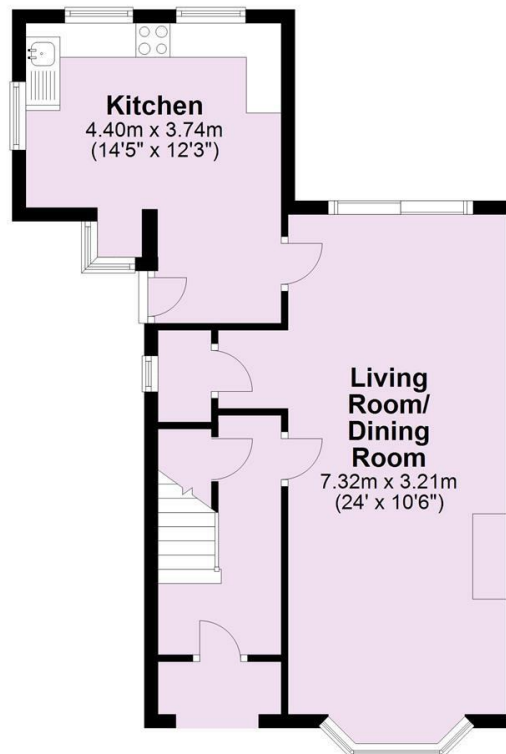
- Recently Renovated Semi-Detached House
- Open Plan Living and Dining
- Newly Fitted Kitchen
- Modern Bathroom
- Two Double Bedrooms
- Single Bedroom / Office
- Wrap Around Gardens
- South Facing Rear Garden
- Detached Garage and Off-Street Parking
- Potential to Extend (subject to planning)

Offers Over £325,000

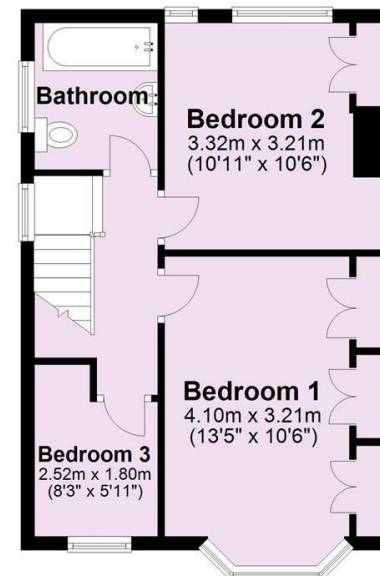
Tenure: Freehold

Council Tax Band: C

Ground Floor
Approx. 48.7 sq. metres (523.8 sq. feet)



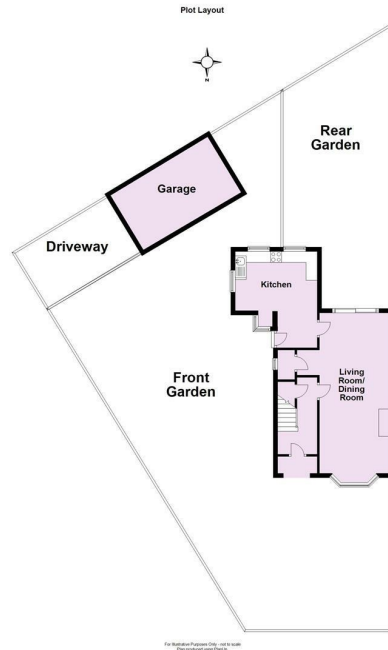
First Floor
Approx. 38.7 sq. metres (416.6 sq. feet)



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			
(69-80) C			
(55-68) D		65	80
(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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