



HUDSON  
MOODY

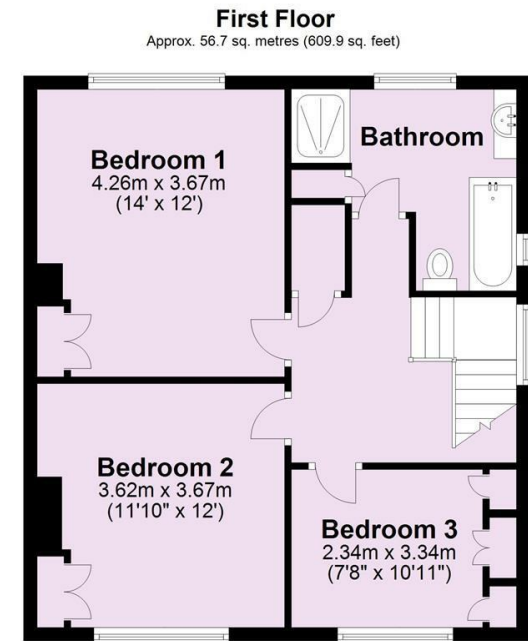
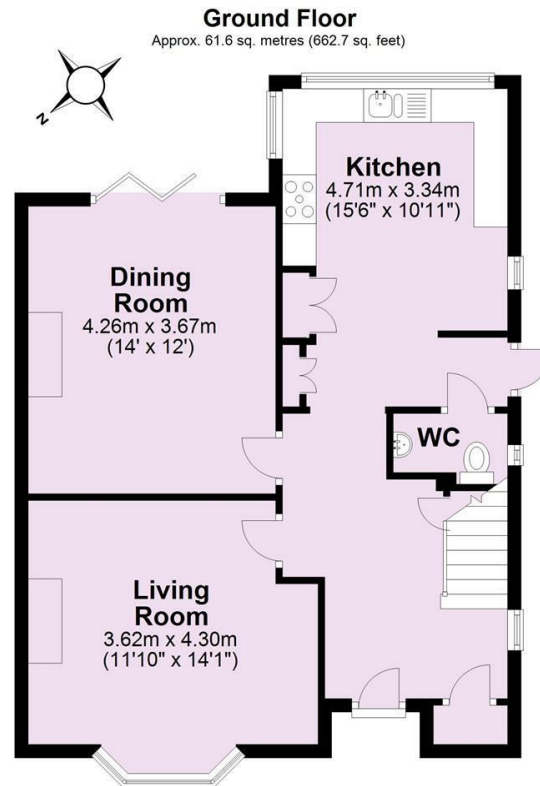
19 The Horseshoe, York YO24 1LY

A beautifully presented, sympathetically and tastefully updated 1930's semi detached house in one of York's most desirable addresses. The house enjoys a prime location just off Tadcaster Road, allowing easy access to York city centre, the railway station and outer ring road for the motorway network.

- Spacious Family Home With Plans Already In Place For A Two Storey Side Extension (STPP)
- Two Reception Rooms
- Beautifully Fitted Dining Kitchen
- Ground Floor Cloakroom
- Three Double Bedrooms
- Beautiful House Bathroom With Walk In Shower, Separate Bath And Marble Topped Vanity Unit And Splash Backs
- Mature And Spacious Wrap Around Rear Garden
- Garage/Utility Room And Off Street Parking For Multiple Cars
- Brand New Central Heating System With Smart Controls
- Envious Location

**Offers In The Region Of  
£825,000**

**Tenure: Freehold**



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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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**

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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.
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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**