



HUDSON  
MOODY

95 Tang Hall Lane, York YO31 0TB

A four double bedroom semi-detached home with a large garden, situated in the Tang Hall area, lying to the East of York, within easy reach of amenities, the City Centre and University of York.

- Semi Detached Home
- Well Maintained Throughout
- Spacious Living Room
- Modern Kitchen Dining Room with Integral Appliances
- Four Double Bedrooms
- Family Bathroom
- Large Rear Garden and Patio Entertaining Area
- Garage and Off Street Parking for Two Cars
- Sought after Area within easy access of the City Centre, Amenities and the University of York
- No Onward Chain

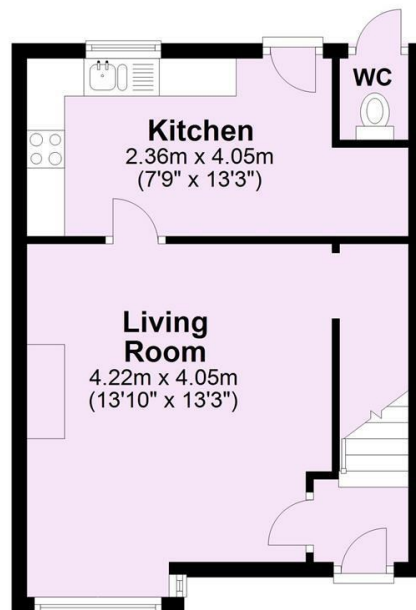
**Guide Price £300,000**

**Tenure: Freehold**

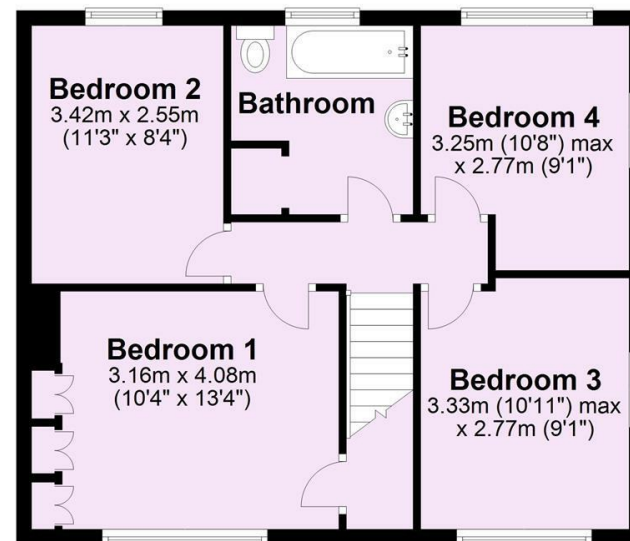
**Council Tax Band: B**



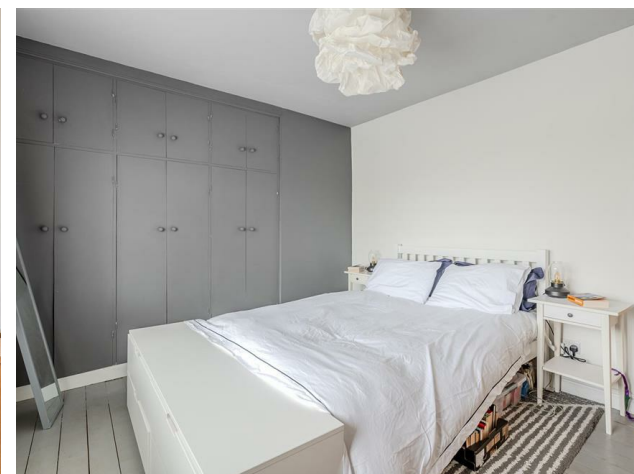
**Ground Floor**  
Approx. 34.7 sq. metres (373.5 sq. feet)



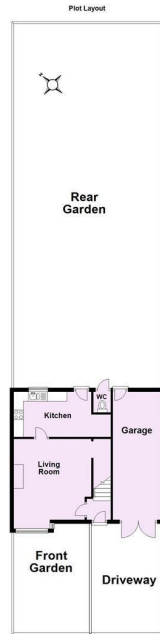
**First Floor**  
Approx. 53.0 sq. metres (570.1 sq. feet)



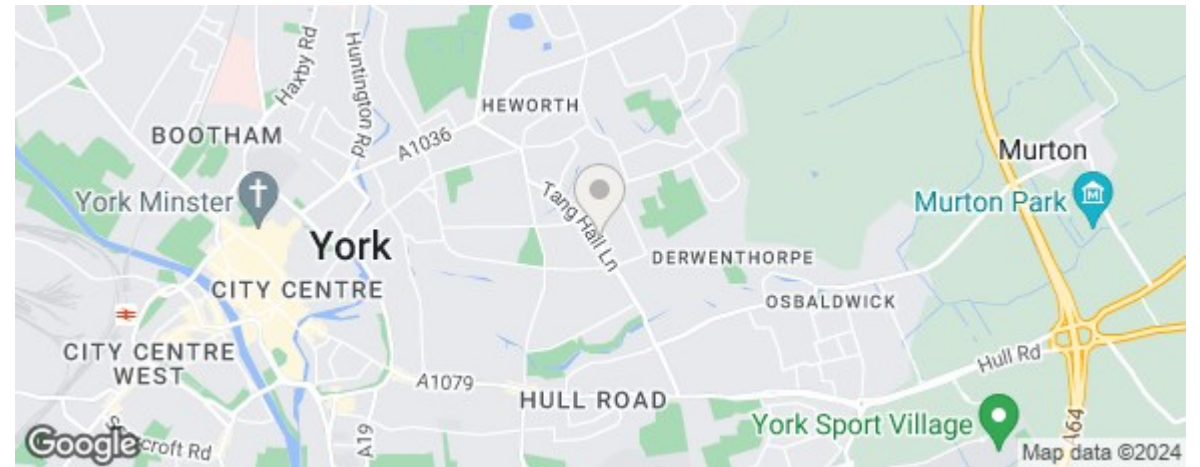
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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