



HUDSON
MOODY

70 Heslington Lane, York YO10 4NA

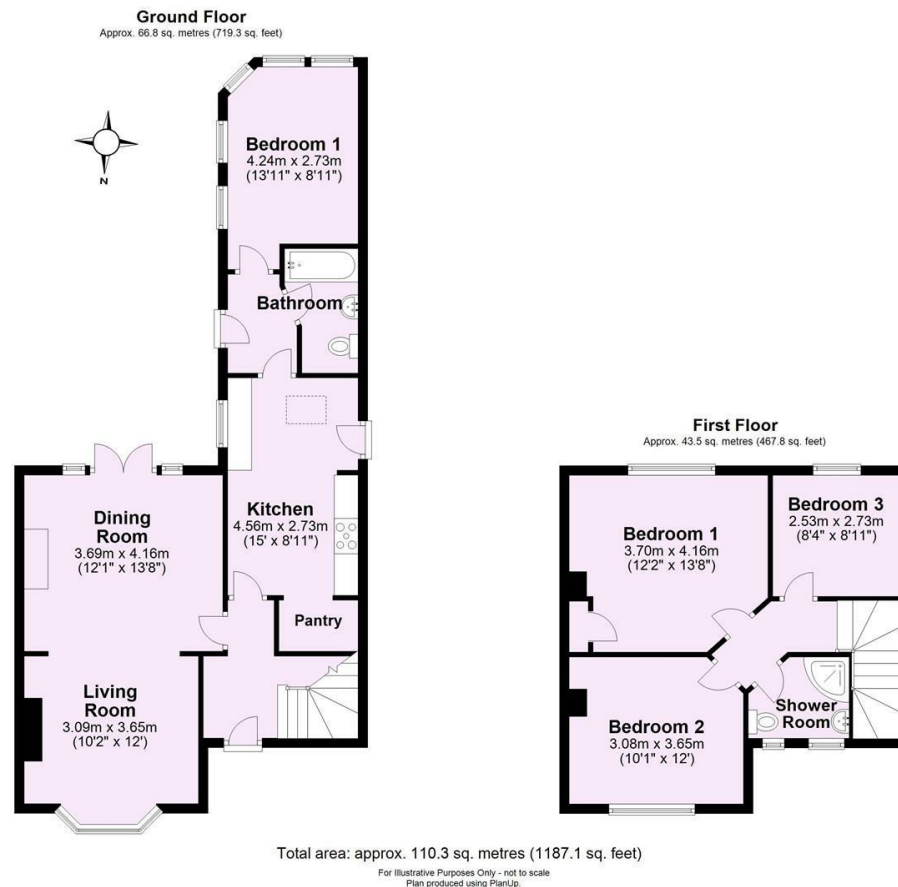
A beautifully presented and EXTENDED TRADITIONAL SEMI-DETACHED HOUSE with useful GROUND FLOOR BEDROOM SUITE together with a large beautiful south facing rear garden.

- Extended Traditional Semi-Detached House
- Useful Annexe Bedroom for Extended Family
- Ground Floor Bathroom
- Through Living Room/Dining Room
- Fitted Kitchen with Separate Pantry
- Two Double and One Single First Floor Bedrooms
- Driveway Providing Off-Street Parking for Two Cars
- Extensive Gardens With Pond
- Situated in the Fulford Catchment Area
- Easy Access to the University, City Centre, Local Shops, Bus Routes and A64 Serving the Motorway Network

Guide Price £475,000

Tenure: Freehold

Council Tax Band: C







| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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