



HUDSON
MOODY

The Coach House, 84 Heworth Road, York YO31 0AD

An imposing Victorian period home, sympathetically restored and remodelled to the highest of standards, including stunning interiors and spacious accommodation.

- A Former Coach House Dating back to the 1850's
- Renovated to the Highest of Standards Throughout
- Four Double Bedrooms
- Three Bedrooms with En Suite Shower Rooms
- A Luxurious House Bathroom
- A Wealth of Period Features whilst Balancing Modern Interiors
- Two Reception Rooms
- An Impressive Open Plan Kitchen / Dining Room
- A Landscaped Garden
- A Carport providing Off Street Parking

Guide Price £750,000

Tenure: Freehold

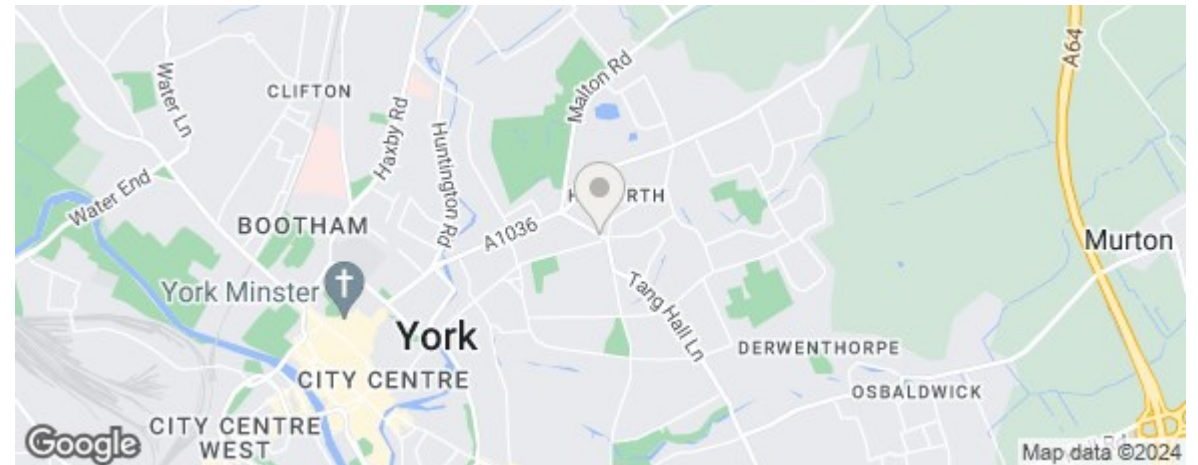
Council Tax Band: F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		46	
(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

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.
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