



8 Apple Tree Lane, York YO26 5TL

HUDSON
MOODY

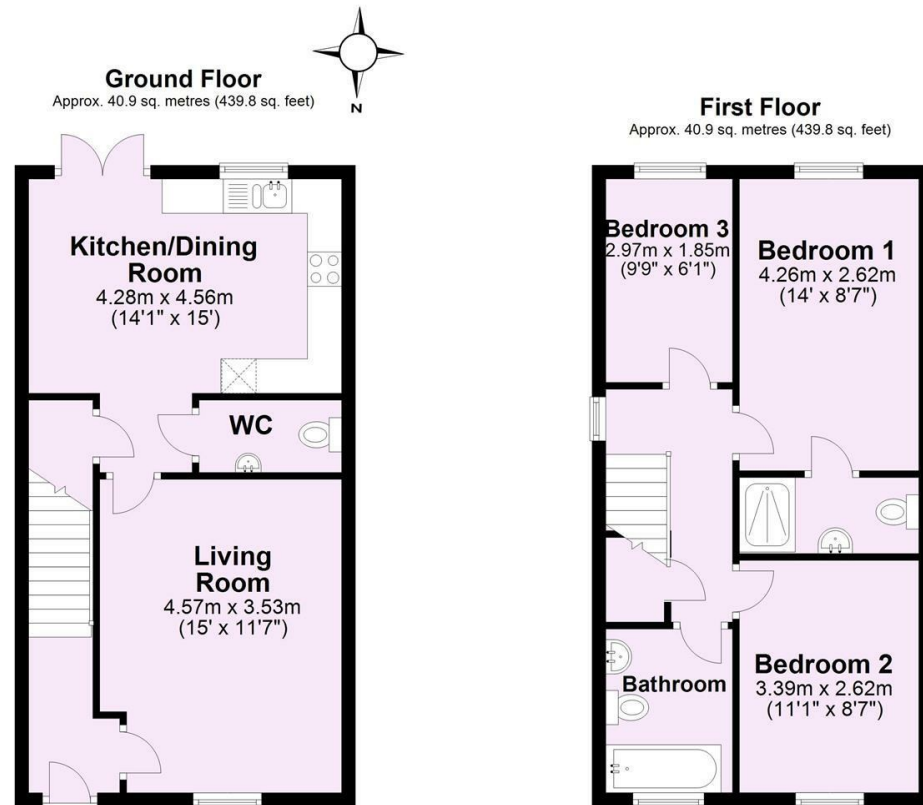
A RECENTLY BUILT THREE BEDROOM END TERRACE in the popular Acomb area of York, situated in a tucked away cul-de-sac just off Beckfield Lane yet within easy reach of local shops and services.

- Contemporary End Terrace Offered With No Chain
- Spacious Living Room
- Ground Floor WC and Storage Cupboard
- Immaculate Dining Kitchen Opening onto the Garden
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom and Third Single Bedroom or Home Office
- House Bathroom with Modern White Suite
- Two Allocated Parking Spaces and NHBC Warranty
- Within the Catchment for the Highly Regarded Manor Secondary School
- South Facing Low Maintenance Rear Garden with Storage Shed

Guide Price £300,000

Tenure: Freehold

Council Tax Band: C



Total area: approx. 81.7 sq. metres (879.6 sq. feet)

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







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(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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