

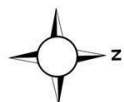


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MOODY

32 Forest Way, Stockton Lane, York YO31 1BJ

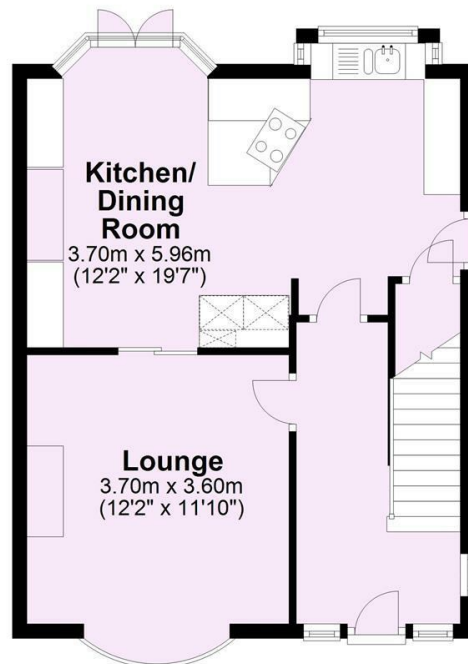
A beautifully presented
**TRADITIONAL SEMI-DETACHED
HOME WITH GARDEN AND
GARAGE**, situated on a corner
plot in the sought-after Heworth
area of York.

- Lounge
- Dining Kitchen
- Two Double Bedrooms with
Fitted Wardrobes
- Single Bedroom or Study
- House Bathroom
- Driveway and Garage
- Front & Rear Gardens
- Easy Access to City Centre



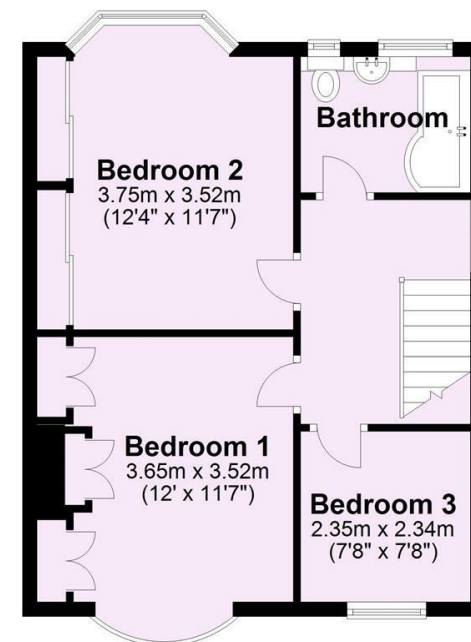
Ground Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



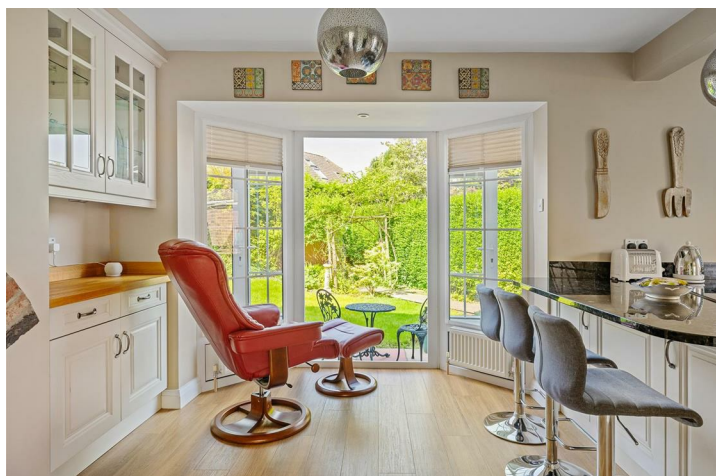
Total area: approx. 91.3 sq. metres (982.5 sq. feet)

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

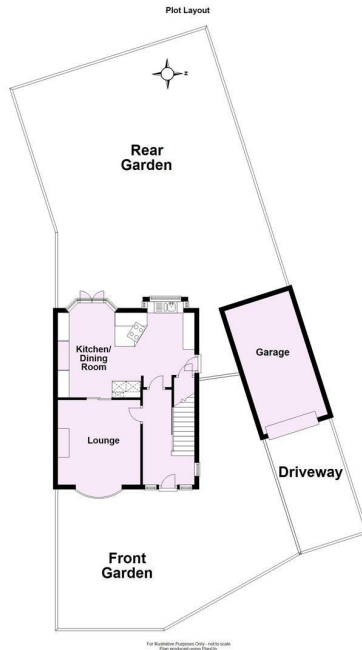
Guide Price £485,000

Tenure: Freehold

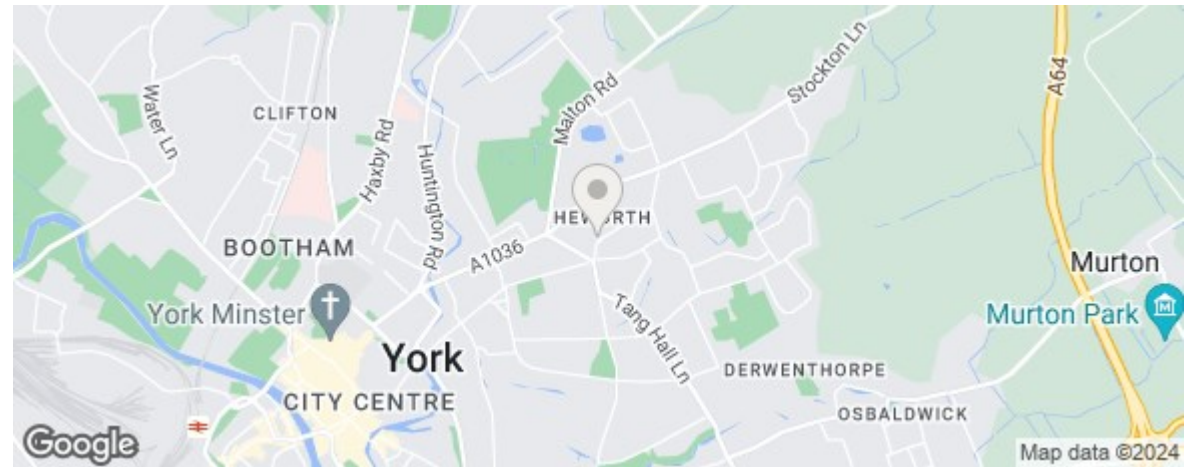
Council Tax Band: C







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