



6 Vicarage Gardens, York YO10 3SH

HUDSON
MOODY

A smartly presented mid terrace situated within the Osbaldwick area of York, lying close to the A64 and within easy reach of the city centre and University. The property benefits for two off-street parking spaces.

- Spacious Two Bedroom Terrace
- Open Plan Living / Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- House Bathroom
- Front Forecourt
- South Facing Rear Garden
- Two Off Street Parking Spaces
- Convenient Location with Local Shops and Services
- Close to York University

Guide Price £240,000

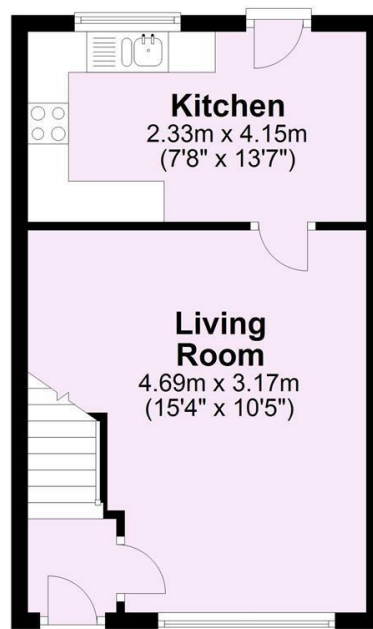
Tenure: Freehold

Council Tax Band: B



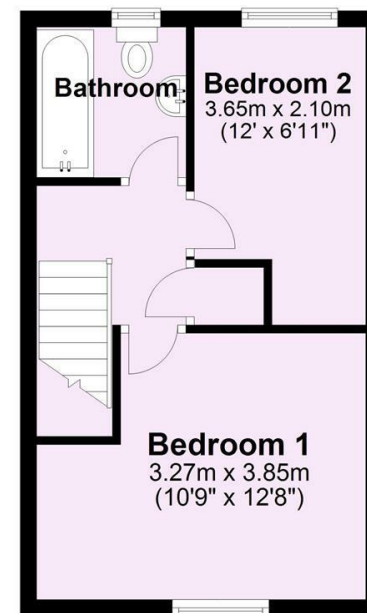
Ground Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)

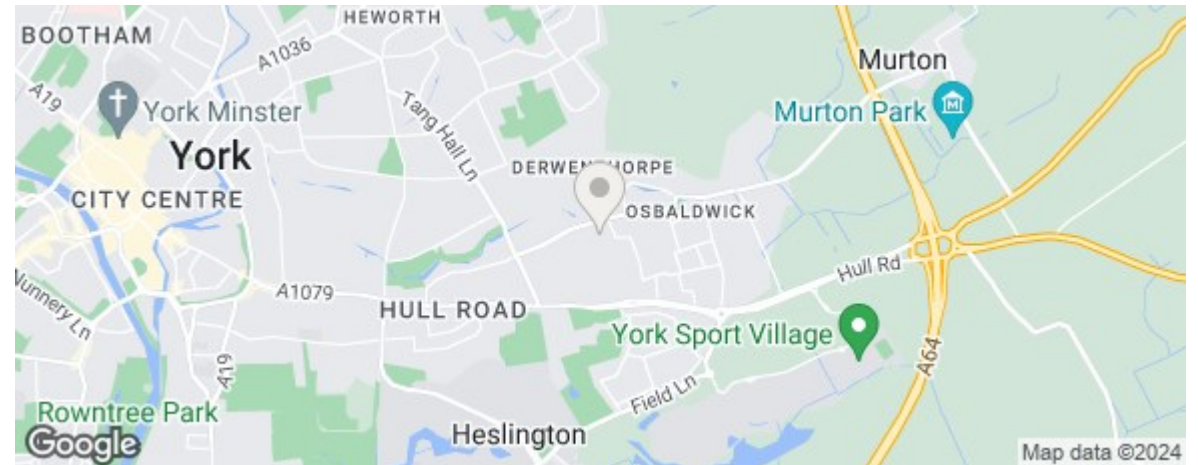


Total area: approx. 58.0 sq. metres (623.8 sq. feet)

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



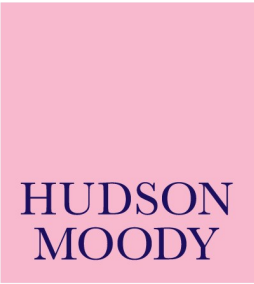




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.
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