



HUDSON
MOODY

32 Church Lane, Wheldrake, York YO19 6AS

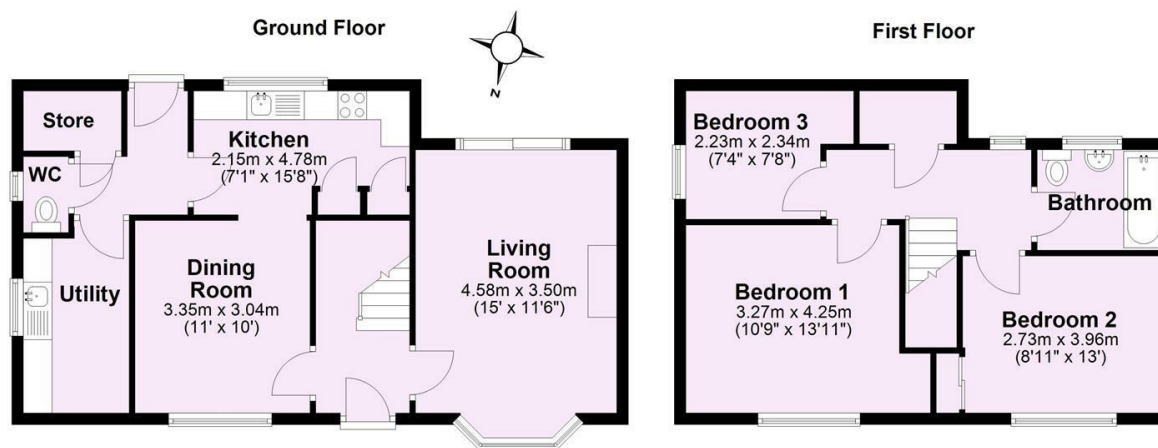
A delightful and good sized SEMI-DETACHED HOUSE that enjoys OPEN VIEWS TO THE REAR, situated within a RURAL VILLAGE to the south of York yet with easy access to York, the A64 and Selby. The house does require a programme of refurbishment but offers superb potential to create a spacious family home.

- Charming Rural Village Semi-Detached House
- Open Countryside Views to Rear
- Two Reception Rooms
- Recent New Roof
- No Chain
- Utility, Store Room and Ground Floor WC
- Two Double Bedrooms and a Single
- Large South Facing Rear Garden
- House Bathroom
- Driveway and Single Garage.

Guide Price £295,000

Tenure: Freehold

Council Tax Band: B

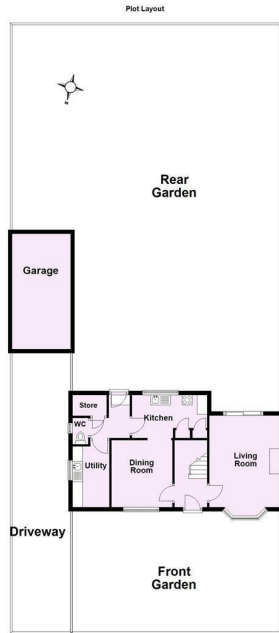


Total area: approx. 99.4 sq. metres (1070.1 sq. feet)

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			48
(21-38) F		22	
(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.
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