



HUDSON  
MOODY

9 Helmsdale, York YO24 2XW

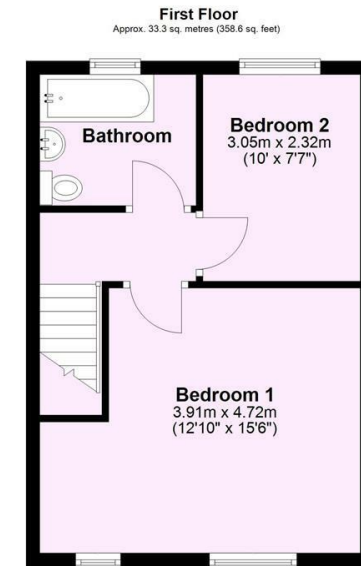
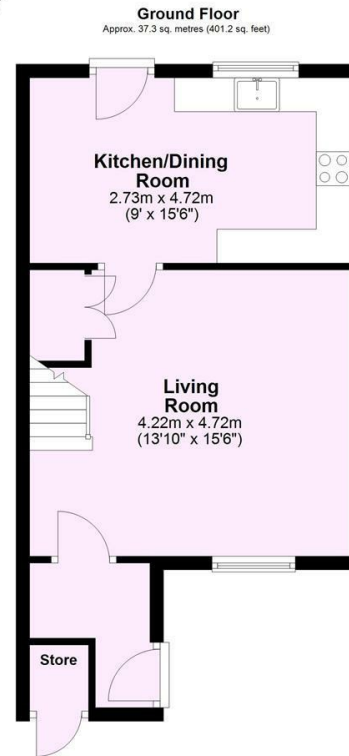
A beautifully presented SEMI-DETACHED HOUSE situated in a quiet residential cul-de-sac in the popular Woodthorpe area of York. There are excellent local shops and services available nearby and the house stands within easy reach of York city centre, Acomb and the outer ring roads.

- Modern Semi-Detached House
- Entrance Vestibule
- Living Room with Staircase
- Contemporary Dining Kitchen with Appliances
- Large Master Bedroom
- Second Double Bedroom
- Smart House Bathroom
- Single Garage and Off Street Parking
- Rear Patio and Lawned Garden
- Ideal Location

**Guide Price £280,000**

**Tenure: Freehold**

**Council Tax Band: B**



Total area: approx. 70.6 sq. metres (759.7 sq. feet)

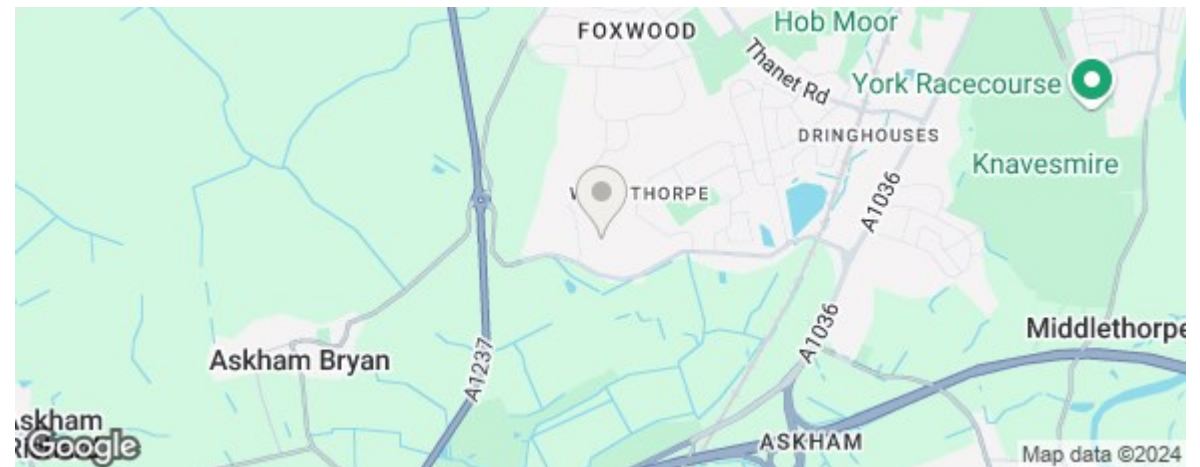
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







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



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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.
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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**