



HUDSON
MOODY

10 Viking Road, York YO26 5EZ

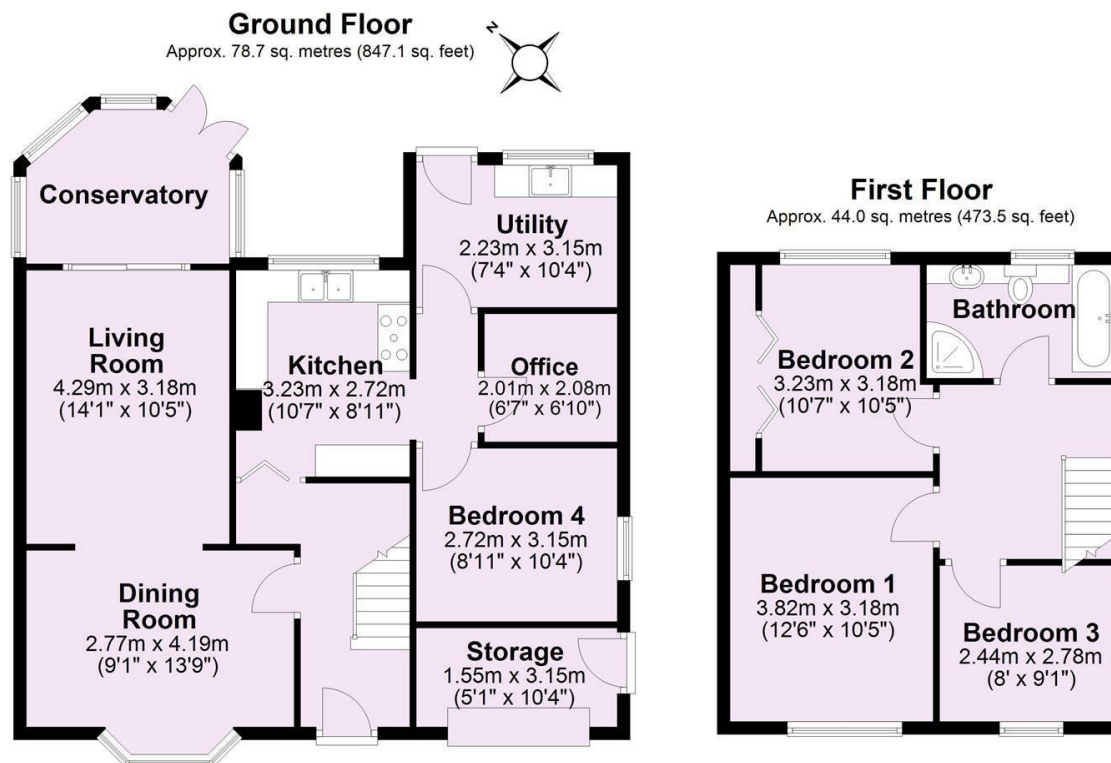
A well presented and spacious SEMI-DETACHED HOUSE situated on a good sized plot in a pleasant residential location close to the popular Beckfield Lane area of York. The area provides easy access to the outer ring road, A59, York city centre and an excellent range of local shops in nearby Acomb Village.

- Reception Hall
- Open Plan Dining and Living Area Extending into Conservatory
- Kitchen and Utility Area. Separate Office
- Versatile Ground Floor Bedroom or Snug
- Two Double Bedrooms. Single Bedroom
- Contemporary House Bathroom
- Exceptional Landscaped Gardens.
- External Storage Area
- Spacious Off Street Parking Area
- Quiet Location Close to Acomb and York City Centre

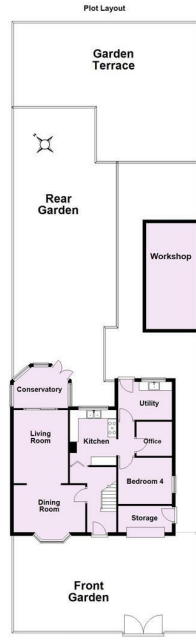
Guide Price £335,000

Tenure: Freehold

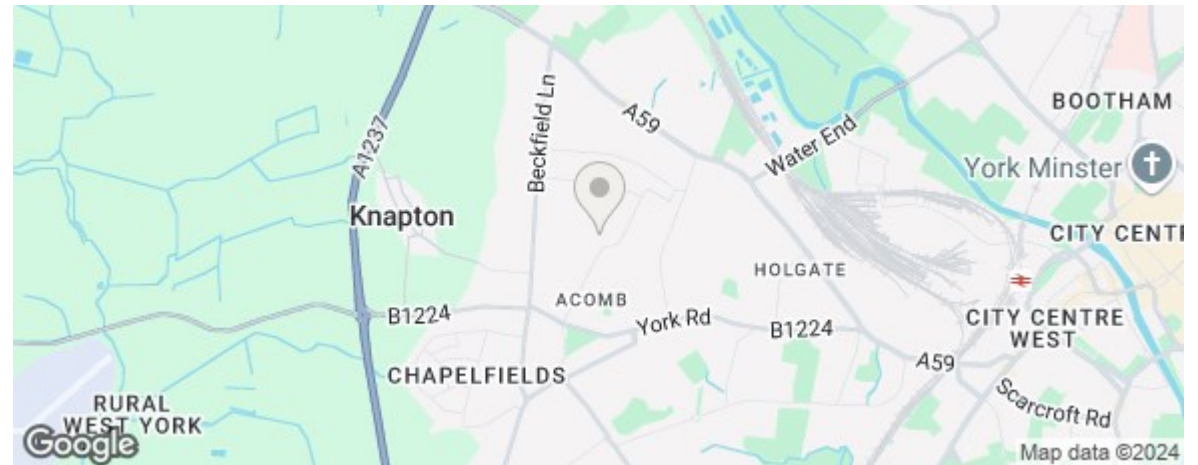
Council Tax Band: B







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



**HUDSON
MOODY**

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