



HUDSON
MOODY

11A Slingsby Grove, York YO24 1LS

This immaculately presented three bedroom semi detached home is nestled in the peaceful cul-de-sac of Slingsby Grove, one of York's most sought-after areas. Offering spacious, well-appointed living, this property seamlessly combines modern elegance with classic charm, featuring an impressive open-plan kitchen and dining area perfect for contemporary family life.

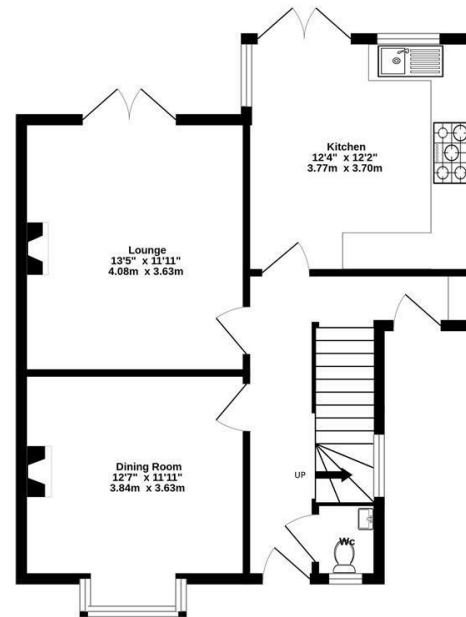
- Spacious Semi-Detached House
- Living Room
- Separate Dining/Reception Room
- Impressive Extended Kitchen
- Ground Floor WC
- Two Generous Double Bedrooms
- Single Room, currently Dressing Room/Study
- Modern House Bathroom
- Off Street Parking
- Attractive Lawned Rear Garden with Patio

Guide Price £525,000

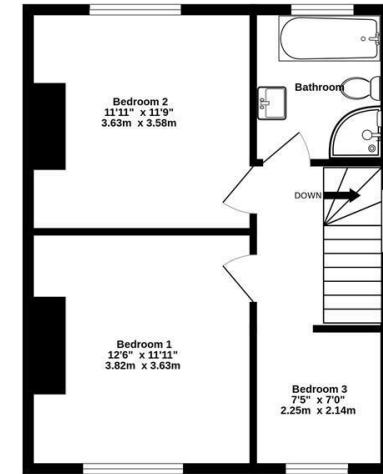
Tenure: Freehold

Council Tax Band: C

GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



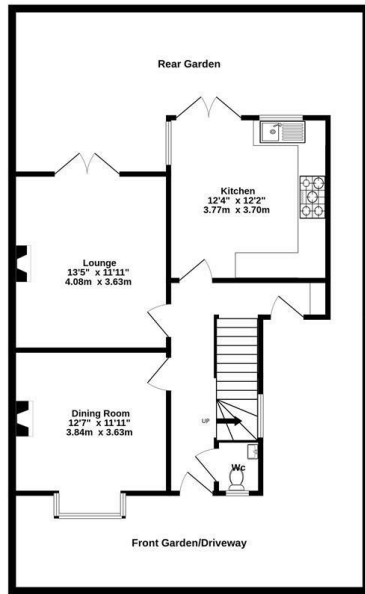
TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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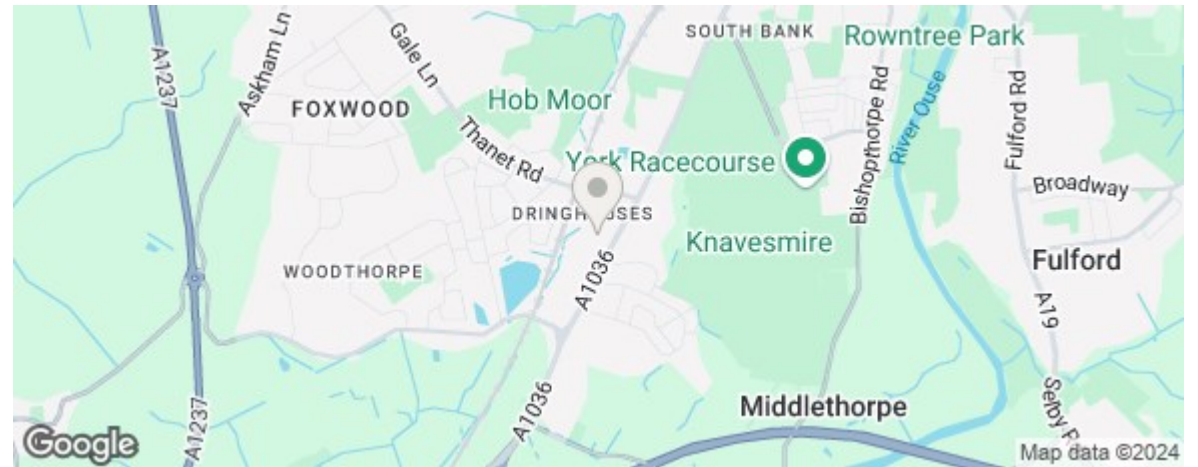
GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here are not guaranteed and may vary as to their operation or delivery on all items.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(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

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.

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