



5 Troutbeck, York YO24 2RE

HUDSON  
MOODY

A two bedroom semi detached bungalow with large rear garden. Situated in the sought after residential area of Woodthorpe, lying to the south-west of York, within easy reach of the city centre, ring road and A64.

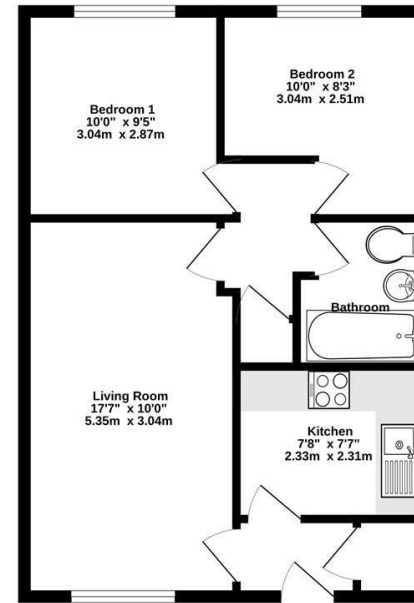
- Semi Detached Bungalow
- Generous Plot
- Well Appointed Living Room
- Kitchen with Integral Oven
- Two Bedrooms
- Family Bathroom
- Large Low Maintenance Garden
- Off Street Parking
- Highly Sought After Location with Excellent Local Amenities
- No Onward Chain

**Guide Price £240,000**

**Tenure: Freehold**

**Council Tax Band: B**

GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors 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 a guide for prospective purchasers. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency can be given.  
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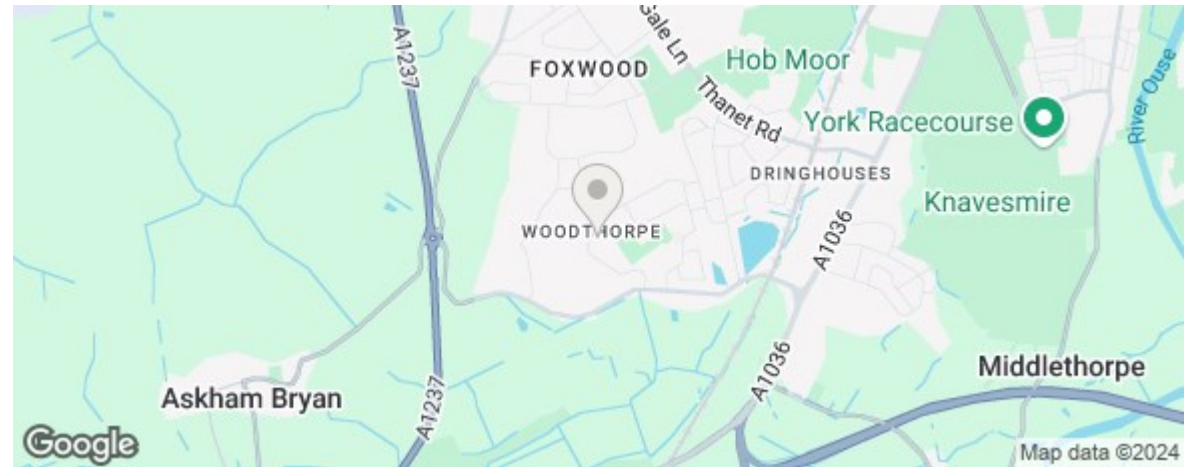
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TOTAL FLOOR AREA: 514 sq ft, (47.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, windows, doors and any other areas are approximate and are responsible to them for 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, appliances and fittings shown have not been inspected and no guarantee is given for their operation or efficiency, use at your own risk.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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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