



HUDSON
MOODY

26 Thirkleby Way, York YO10 3QA

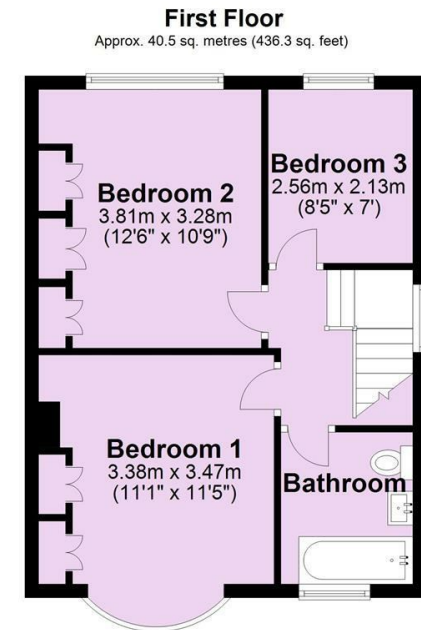
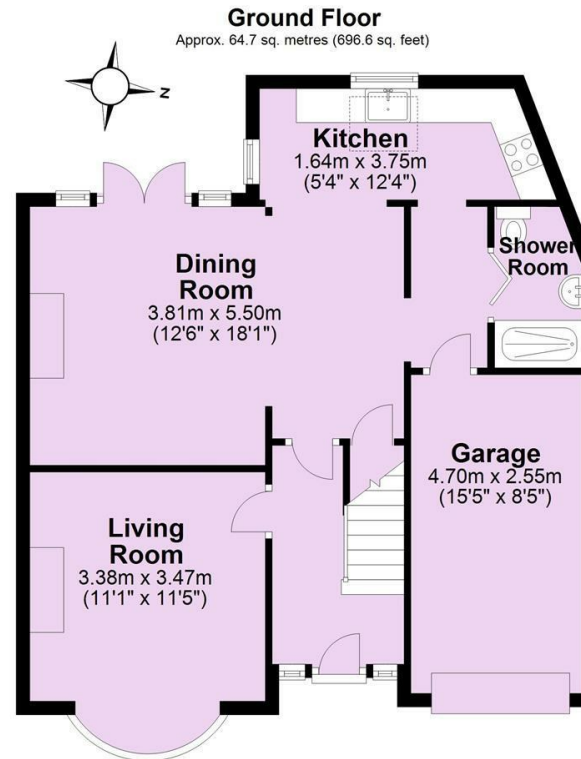
A traditional bay fronted semi-detached house benefiting from an integral garage and a West facing garden, situated in a popular Osbaldwick area of York with easy access to York city centre and local amenities.

- Traditional Bay Fronted Semi-Detached House
- Cosy Living Room with Log Burning Stove
- Open Plan Contemporary Kitchen and Dining Room
- Side Utility and Ground Floor WC with Shower
- Two Generous Double Bedrooms
- Versatile Single Room
- Modern Family Bathroom
- West Facing Rear Garden
- Single Garage and Off-Street Parking
- Popular Residential Area of York

Guide Price £375,000

Tenure: Freehold

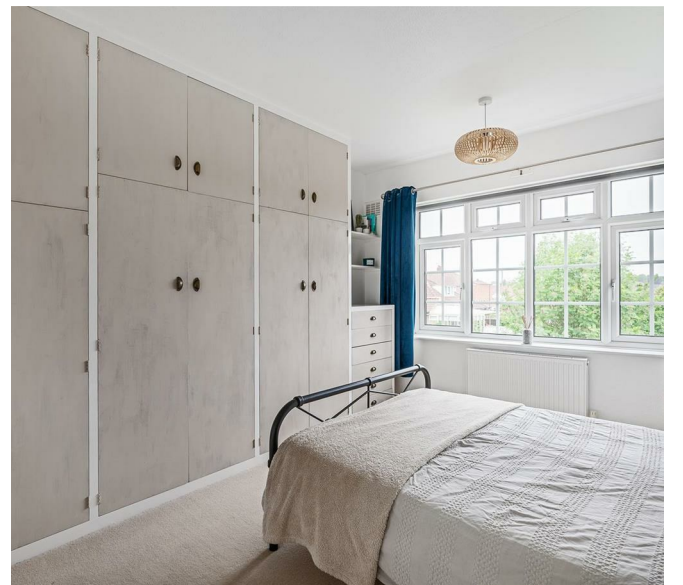
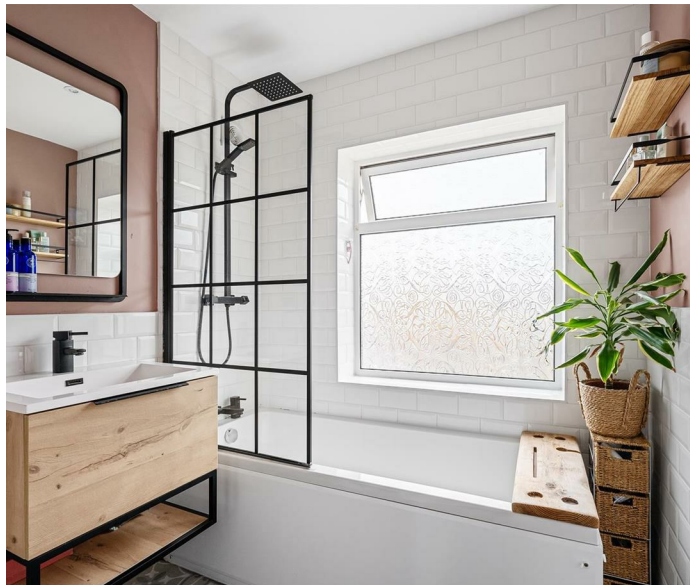
Council Tax Band: C



Total area: approx. 105.3 sq. metres (1132.9 sq. feet)

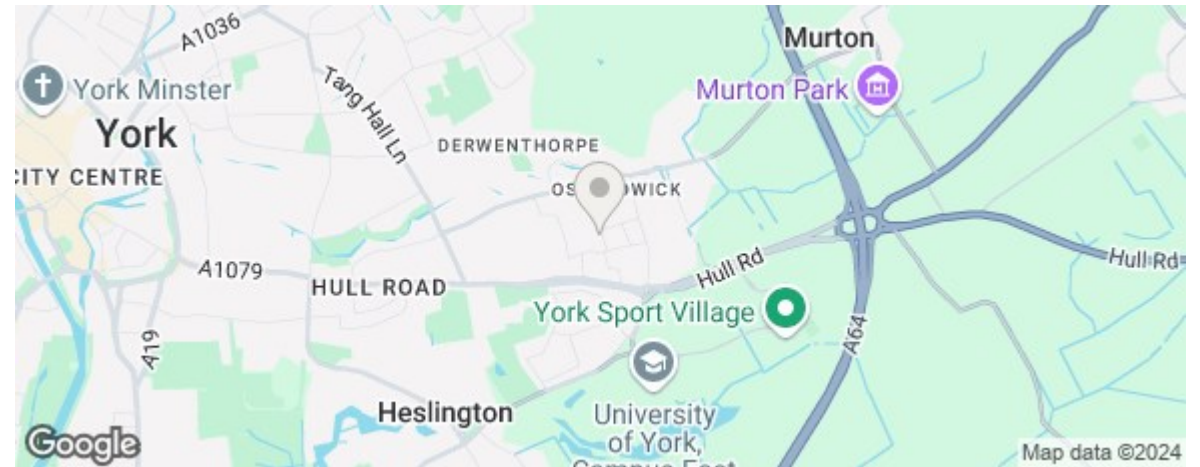
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	67	
(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.

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