



HUDSON
MOODY

26 Sherwood Grove, Acomb, York YO26 5RD

A superbly presented 1930s TRADITIONAL SEMI-DETACHED HOUSE WITH CONTEMPORARY KITCHEN EXTENSION, large living room and three bedrooms. The house is quietly situated off Beckfield Lane and enjoys panoramic views over open fields to the front.

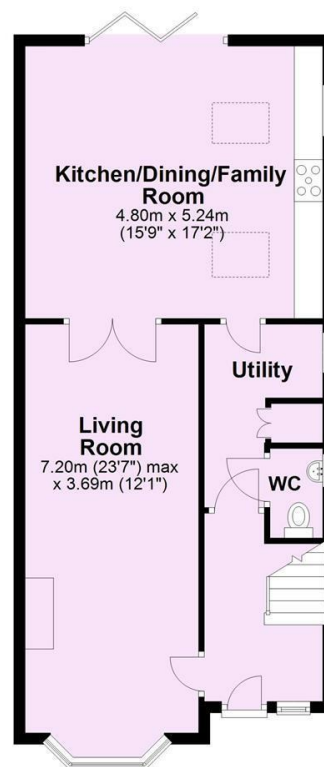
- Superbly Updated and Extended 1930s Semi-Detached House
- Quiet yet Convenient Location
- Large Living Room with Wood Burning Stove
- Extended Family Kitchen with Bi-Fold Doors to Patio
- Ground Floor WC and Separate Utility Room
- Master Bedroom With Panoramic Country Views
- Second Double Bedroom and a Single Bedroom/Home Office
- Modern House Bathroom
- Tandem Garage and Ample Off Street Parking
- Lawned Rear Garden and Patio

Offers Over £425,000

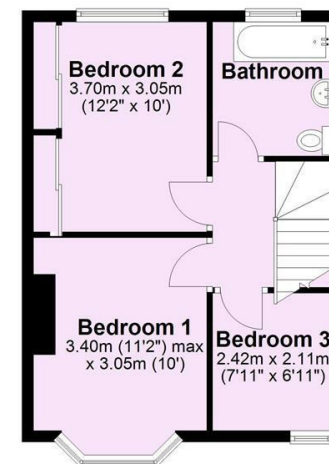
Tenure: Freehold

Council Tax Band: C

Ground Floor
Approx. 67.0 sq. metres (721.0 sq. feet)



First Floor
Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)







| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com