



HUDSON  
MOODY

23 Girvan Close, York YO24 2XR



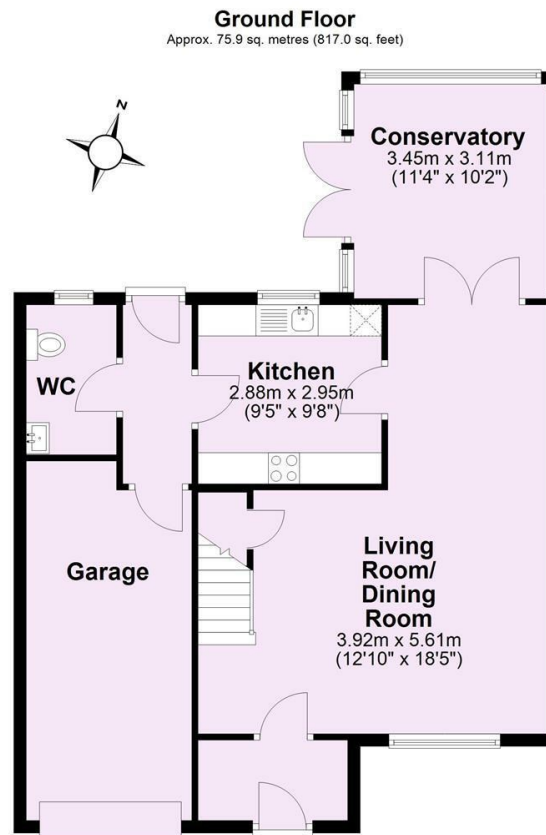
A well presented THREE BEDROOM DETACHED FAMILY HOME situated in the popular and sought after Woodthorpe area of York. Woodthorpe offers great local amenities but is also within easy reach of the city centre and has excellent transport links.

- An Excellent Modern Family Home
- Good Sized Living/Dining Room
- Spacious Conservatory
- Fitted Kitchen
- Rear Extension with Ground Floor WC and Doors to Garden and Garage
- Three Well Proportioned Bedrooms
- Tiled House Bathroom
- Single Garage and Parking
- Landscaped Rear Garden
- Close To Amenities In Woodthorpe

**Guide Price £375,000**

**Tenure: Freehold**

**Council Tax Band: D**



Total area: approx. 116.6 sq. metres (1254.7 sq. feet)



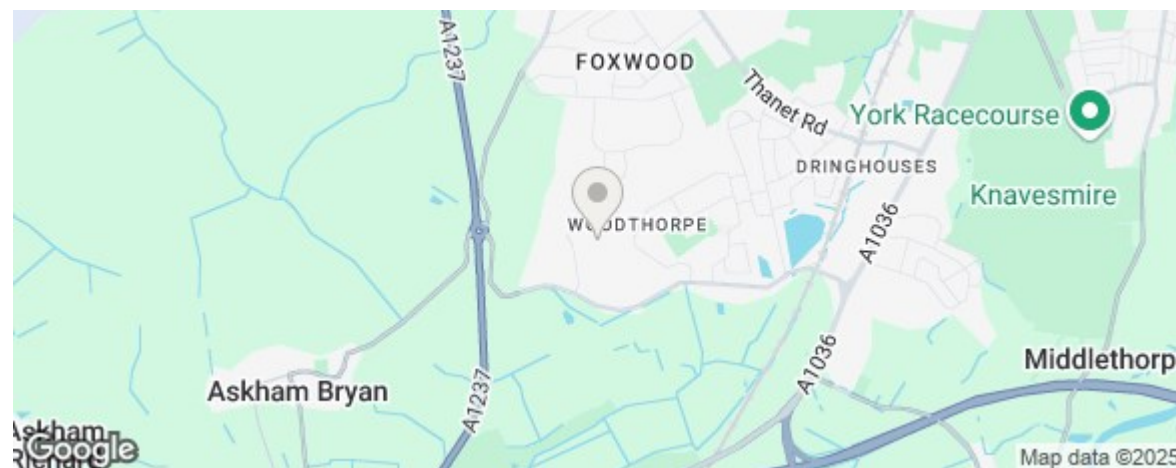








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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