



HUDSON  
MOODY

35 Turners Croft, Heslington, York YO10 5EL



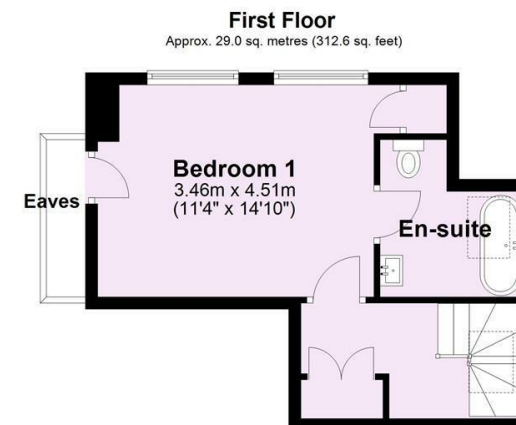
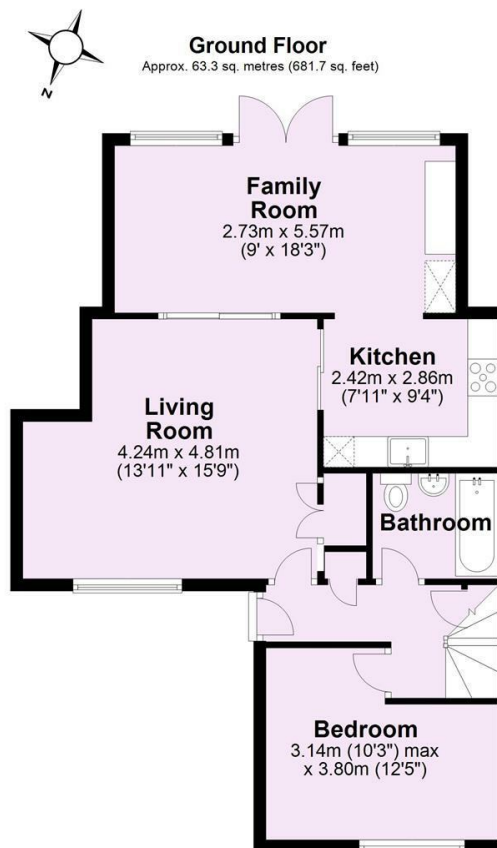
An immaculate two bedroom, semi detached dormer bungalow, situated in the sought after area of Heslington lying to the South East of York.

- Complete Refurbishment Finished to a High Standard Throughout
- Stylish and Timeless Interior
- Living Room with Bespoke Storage and Oak Flooring
- Open Plan Kitchen Dining Room with Doors Leading onto the Garden
- Ground Floor Double Bedroom and Shower Room
- Cleverly Designed Storage Areas
- Spacious Master Suite and En-suite Bathroom with under floor heating
- Landscaped South Facing Private Garden
- Two Off Street Parking
- Quiet and Peaceful Location Within Easy reach of Amenities, the city centre and A64

**Guide Price £375,000**

**Tenure: Freehold**

**Council Tax Band: B**



Total area: approx. 92.4 sq. metres (994.3 sq. feet)



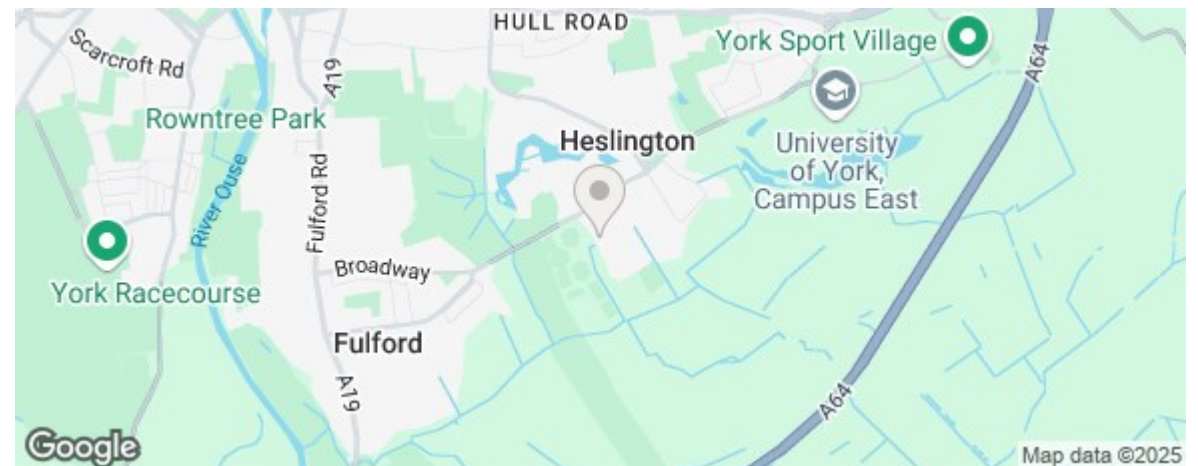








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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