



HUDSON
MOODY

37 Elmpark View, York YO31 1DY

A two bedroom, detached bungalow with dormer loft room and ensuite. Situated in the highly sought after area of Heworth lying to the North East of York

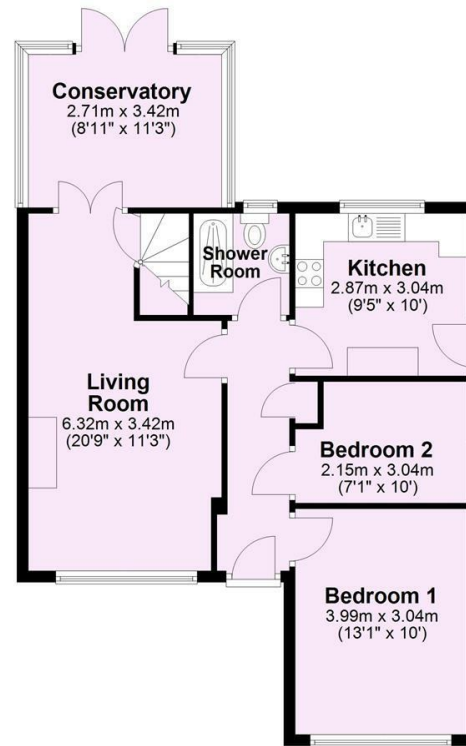
- Detached Dormer Bungalow Requiring some Cosmetic Updating
- Spacious Living Room with Gas Fire
- Kitchen with Space for Appliances
- Two Ground Floor Bedrooms and Shower Room
- Dormer Loft Room with En-Suite Shower
- Conservatory
- Low Maintenance Gardens with Open Aspect Views
- Resin Driveway and Detached Garage
- No Onward Chain
- Excellent Location Close to Amenities, Vangarde Shopping Park and Local Park and Ride Services

Guide Price £400,000

Tenure: Freehold

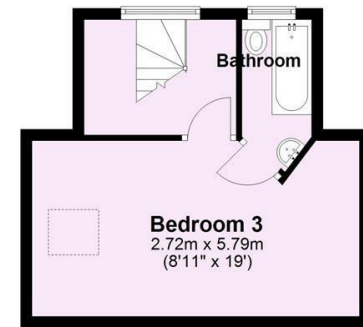
Council Tax Band: D

Ground Floor
Approx. 67.4 sq. metres (725.6 sq. feet)

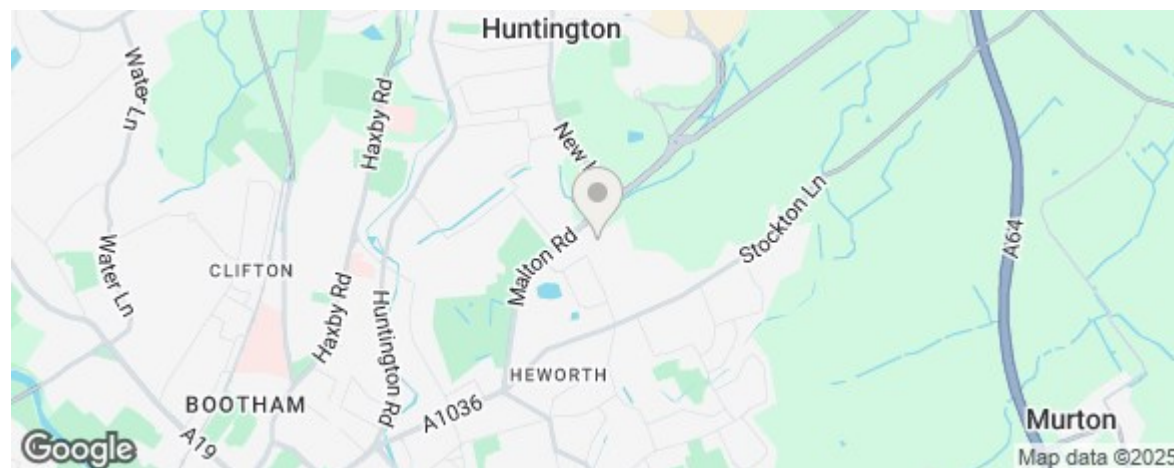


Total area: approx. 94.0 sq. metres (1011.9 sq. feet)

First Floor
Approx. 26.6 sq. metres (286.2 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

**HUDSON
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