



HUDSON
MOODY

42 Sails Drive, Heslington, York YO10 3LR

A modern SEMI-DETACHED HOUSE situated in the popular Heslington area of York, within easy reach of the University, outer ring road and city centre. The house stands at the head of a cul-de-sac and offers spacious living accommodation and three bedrooms together with a pleasant garden, driveway and single garage.

- Attractive Modern Semi-Detached House
- Sought After Area, Easy Access to York, The University and A64
- Catchment Area for Outstanding Schools
- Good Sized Living/Dining Room, Downstairs WC
- Immaculate Shaker Style Kitchen
- Master Bedroom with En-Suite Shower Room
- Further Double and Single Bedrooms
- Modern House Bathroom
- Attractive Garden
- Single Garage and Parking

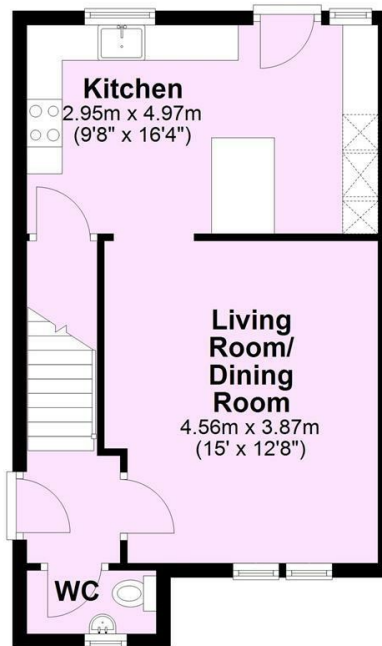
Guide Price £375,000

Tenure: Freehold

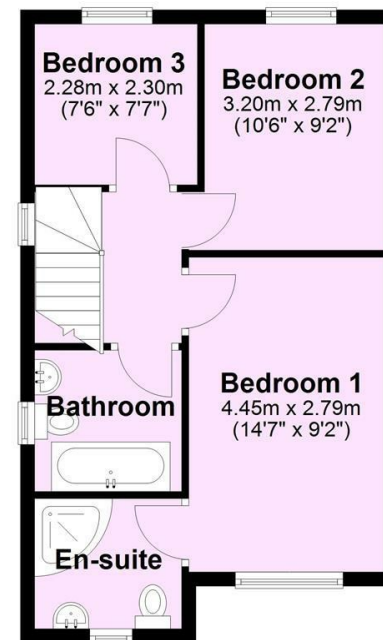
Council Tax Band: D



Ground Floor
Approx. 39.7 sq. metres (427.0 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.7 sq. feet)



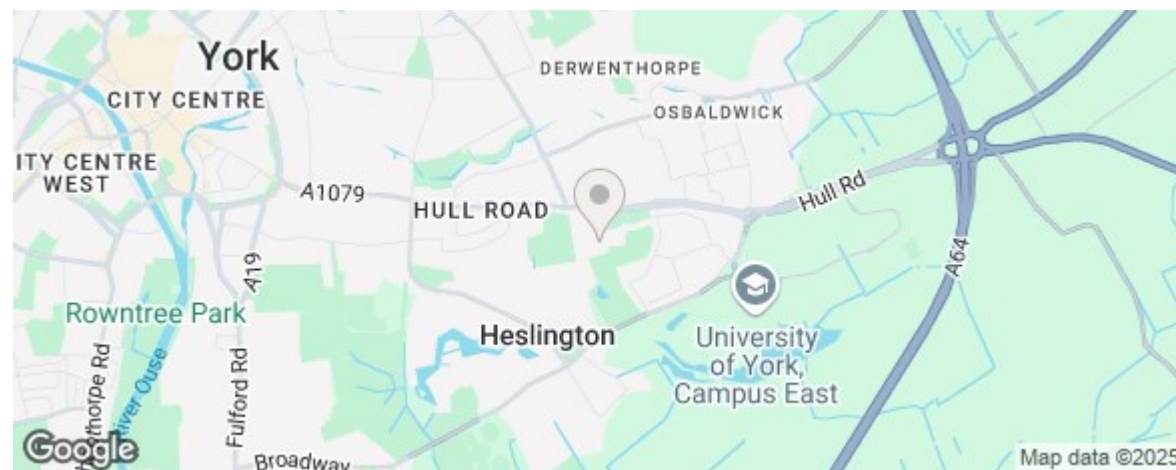
Total area: approx. 79.9 sq. metres (859.7 sq. feet)







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

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com