



HUDSON  
MOODY

47 Acorn Way, Woodthorpe, York YO24 2RP



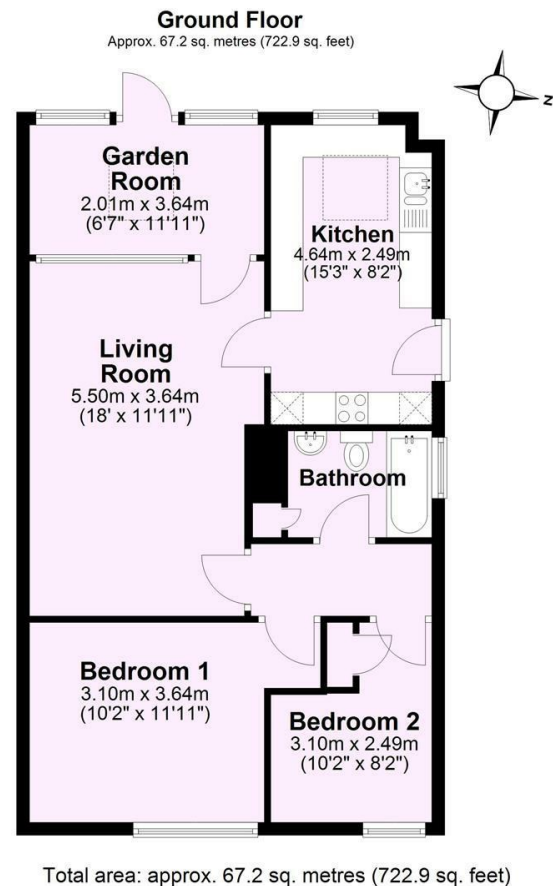
Situated in the popular WOODTHORPE area to the west side of York you will find this well presented TWO BEDROOM SEMI-DETACHED BUNGALOW. The property stands on a generous plot with and lies within easy reach of York city centre and the outer ring road.

- Spacious Two Bedroom Bungalow
- Popular Residential Area
- Local Amenities
- Living Room and Garden Room
- Well Designed Breakfast Kitchen
- Double Bedrooms
- House Bathroom
- Large Garden
- Off Street Parking, Car Port and Single Garage
- Easy Access To York and Outer Ring Road

**Offers In Excess Of £275,000**

**Tenure: Freehold**

**Council Tax Band: B**

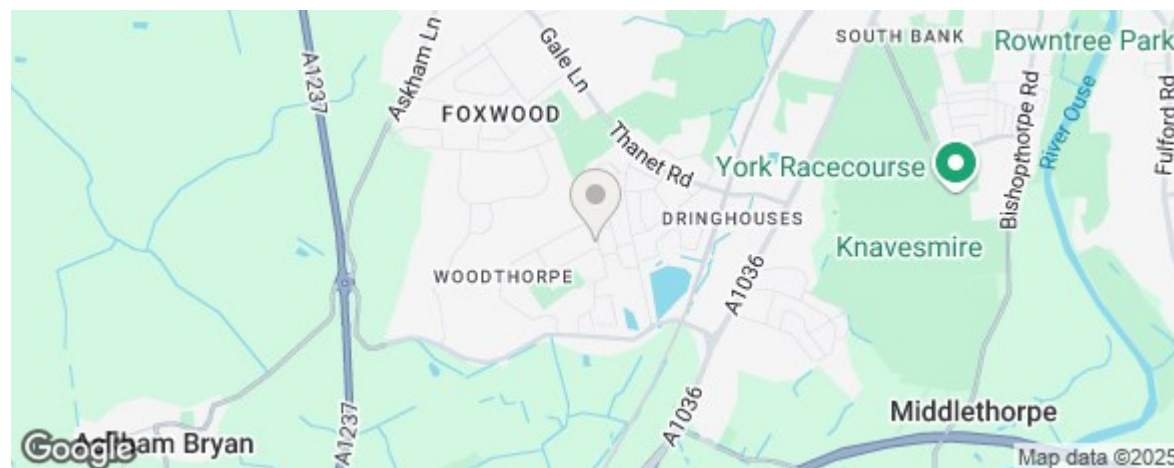








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>71</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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