



HUDSON  
MOODY

45 Carr Lane, York YO26 5HT



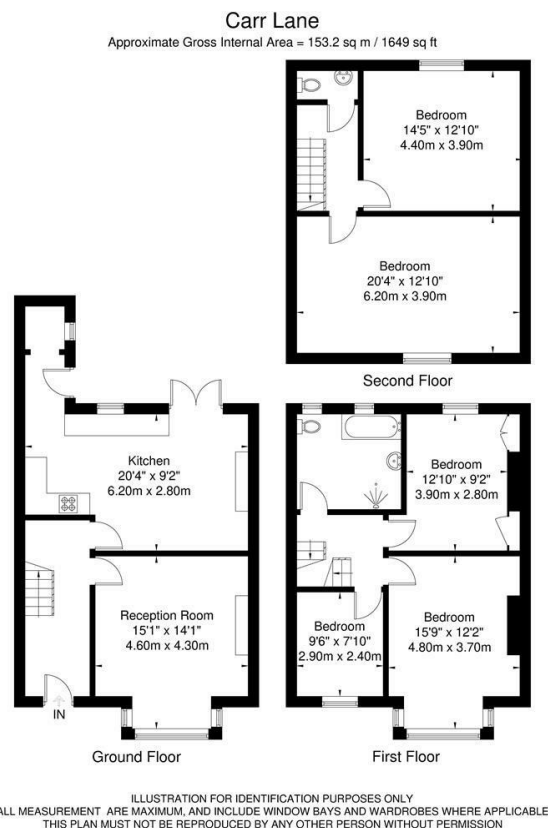
A generously proportioned Edwardian terraced house with accommodation set out over three floors and a good sized rear garden. The house retains a wealth of period features and offers spacious family accommodation. The property is situated close to local shops and services in the village of Acomb and enjoys easy access to York and the outer ring roads.

- Impressive Edwardian Terraced House
- A wealth of Period Features
- Living Room
- Large Family Kitchen
- Three First Floor Bedrooms and House Bathroom
- Two Generous Second Floor Bedrooms
- 2nd Floor Cloakroom
- Enclosed Front and Rear Gardens
- Excellent Location within Easy Reach of York City Centre
- On Street Parking Available and Local Facilities

**Guide Price £435,000**

**Tenure: Freehold**

**Council Tax Band: E**




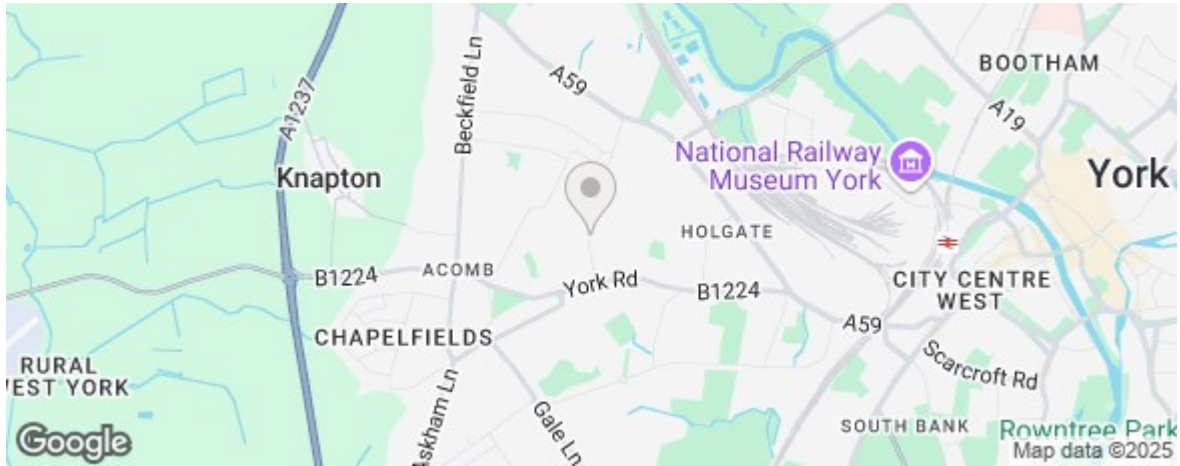








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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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.
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