



HUDSON
MOODY

105 Almsford Road, York YO26 5NU

A SEMI-DETACHED HOUSE situated in the popular Beckfield Lane area of York and provides easy access to the city centre, Acomb and the outer ring road.

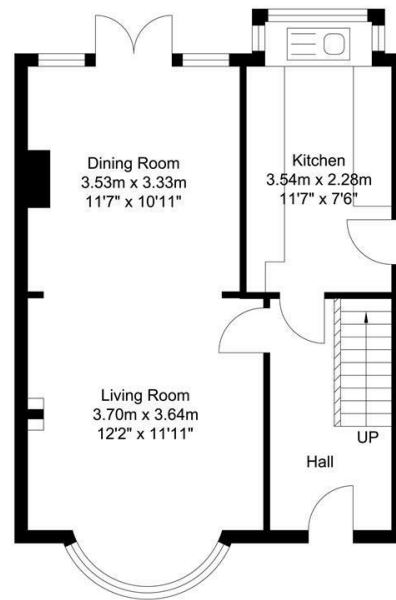
- Beautifully Presented Semi-Detached House
- Popular Residential Area
- Well Tended Front Garden and Rear South Facing Garden
- Open Plan Living and Dining Room
- Well Fitted Kitchen
- Two Double Bedrooms
- Single Room or Study
- Well Appointed family Bathroom
- Attached Double Length Garage with Utility Area
- Off Street Parking

Offers Over £350,000

Tenure: Freehold

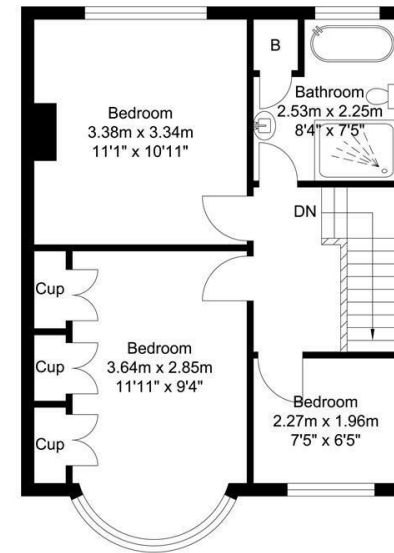
Council Tax Band: C

105 Almsford Road



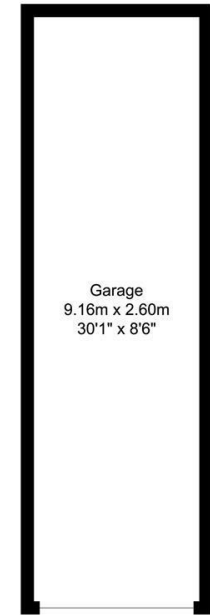
GROUND FLOOR

Approximate Floor Area 44.21 sq. m (475.87 sq. ft.)



FIRST FLOOR

Approximate Floor Area 43.03 sq. m (463.17 sq. ft.)



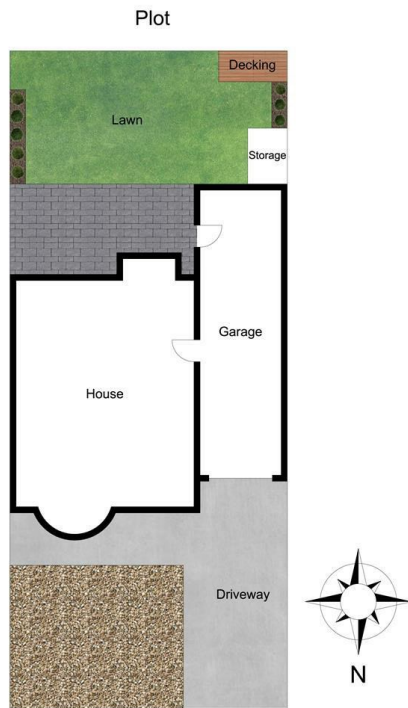
GARAGE

Approximate Floor Area 23.81 sq. m (256.28 sq. ft.)

Approximate Floor Area 111.05 sq. m (1195.33 sq. ft.)

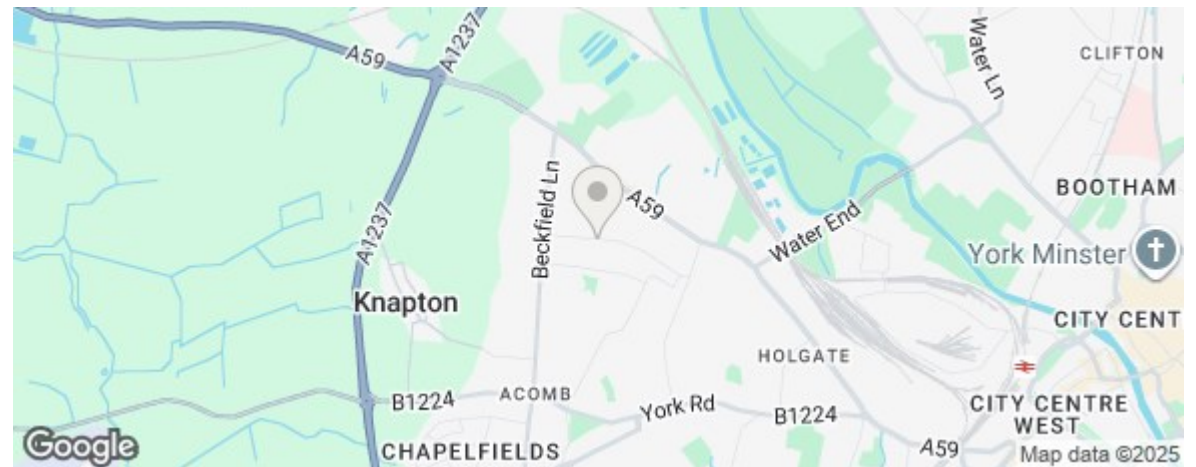






Site Plan

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
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