



**HUDSON
MOODY**

19 The Horseshoe, Tadcaster Road, York YO24 1LY

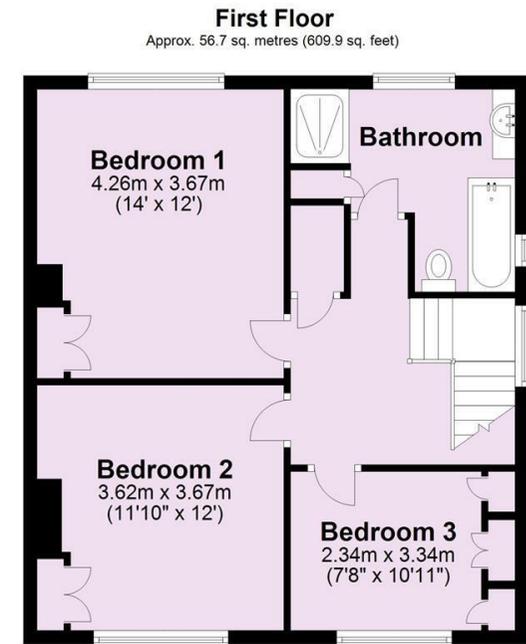
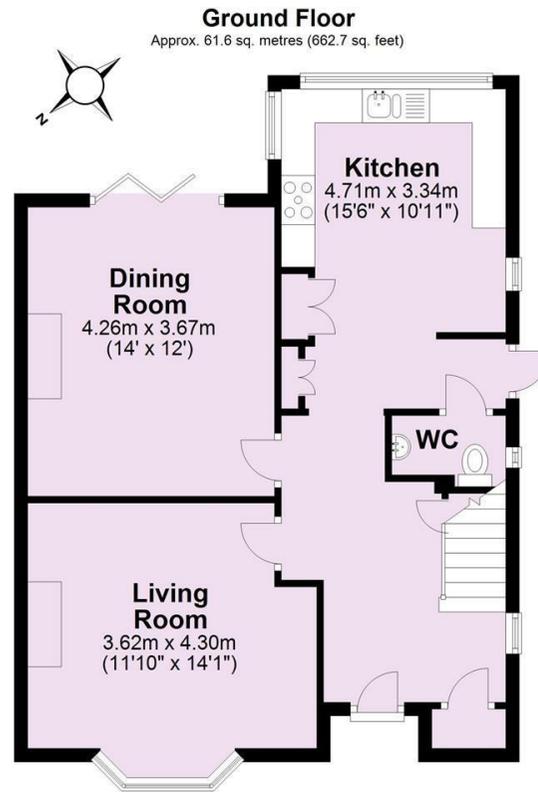
A beautifully presented, sympathetically and tastefully updated 1930's semi detached house in one of York's most desirable addresses. The house enjoys a prime location just off Tadcaster Road, allowing easy access to York city centre, the railway station and outer ring road for the motorway network.

- Spacious Family Home With Plans Already In Place For A Two Storey Side Extension (STPP)
- Two Reception Rooms
- Beautifully Fitted Dining Kitchen
- Ground Floor Cloakroom
- Three Double Bedrooms
- Beautiful House Bathroom With Walk In Shower, Separate Bath And Marble Topped Vanity Unit And Splash Backs
- Mature And Spacious Wrap Around Rear Garden
- Garage/Utility Room And Off Street Parking For Multiple Cars
- Brand New Central Heating System With Smart Controls
- Enviaible Location

Guide Price £850,000

Tenure: Freehold

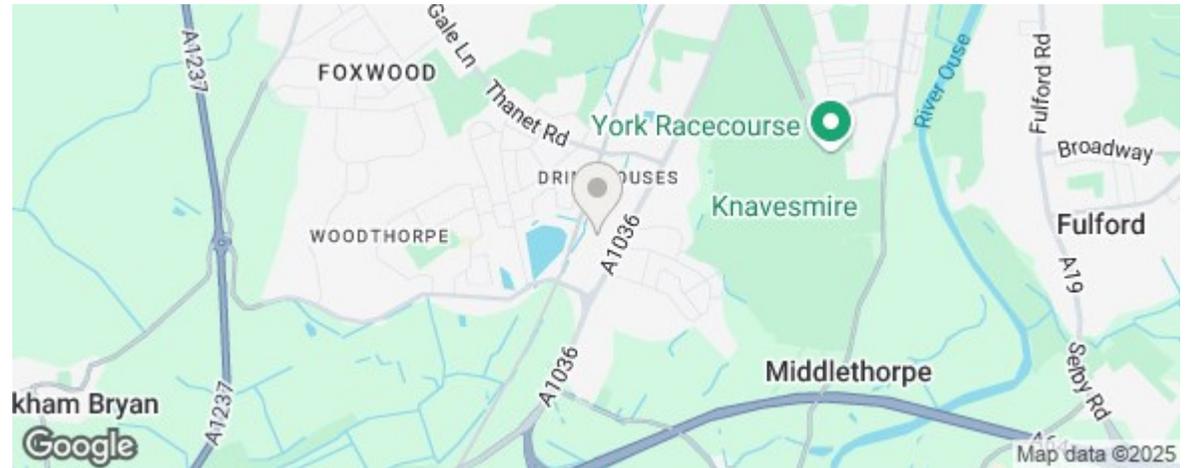
Council Tax Band: E



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(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.

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