



HUDSON  
MOODY

15 Newlands Road, Bishopthorpe, York YO23 2RT



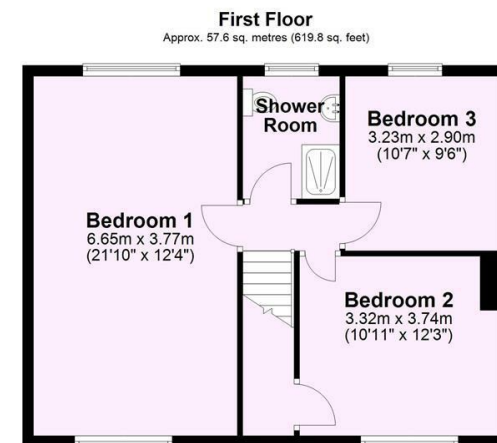
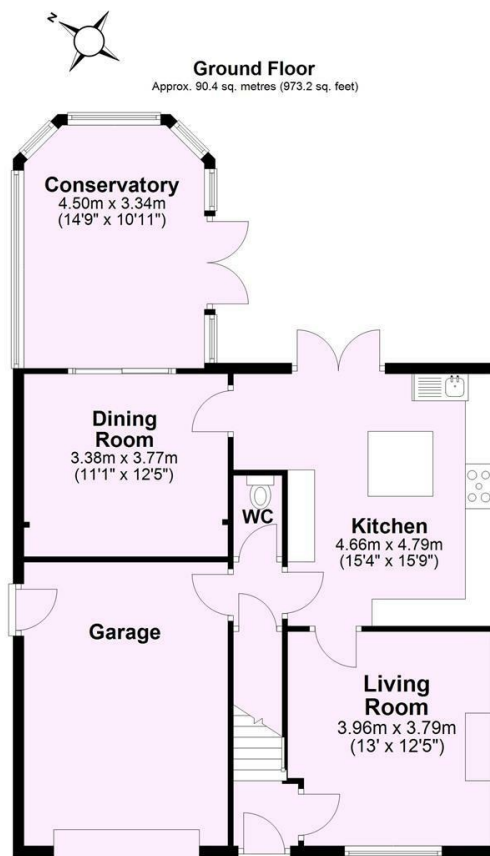
Quietly situated in the popular village of Bishopthorpe, is this spacious semi-detached house offering superb family accommodation. The house provides two separate reception rooms and a generous breakfast kitchen, large conservatory, three double bedrooms, shower room and integral single garage.

- Extended Semi-Detached House Offered with No Onward Chain
- Village Location Close to York and Local Schools
- Separate Living Room, Dining Room, Conservatory
- Large Fitted Kitchen with Appliances
- Ground Floor WC
- Potential to Divide Bedroom One into Two Rooms
- Two Further Double Bedrooms
- House Shower Room
- Garage and Off Street Parking
- Generous Rear Garden with Patio

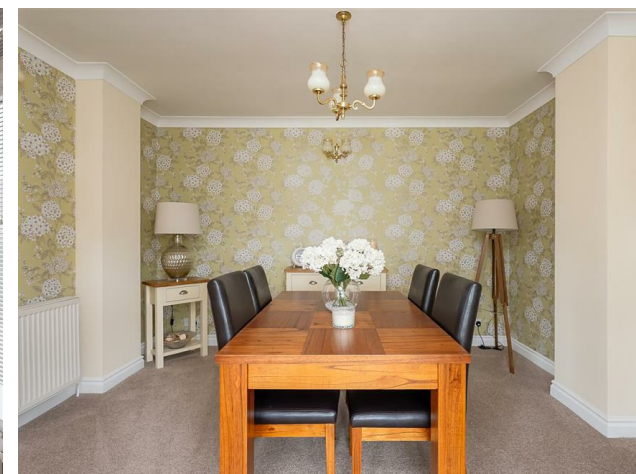
**Guide Price £460,000**

**Tenure: Freehold**

**Council Tax Band: C**



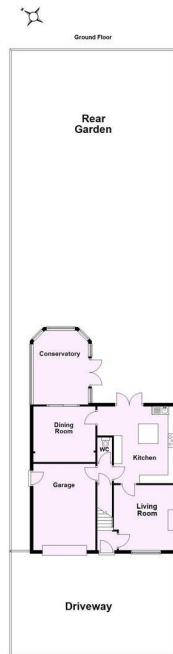
Total area: approx. 148.0 sq. metres (1593.0 sq. feet)



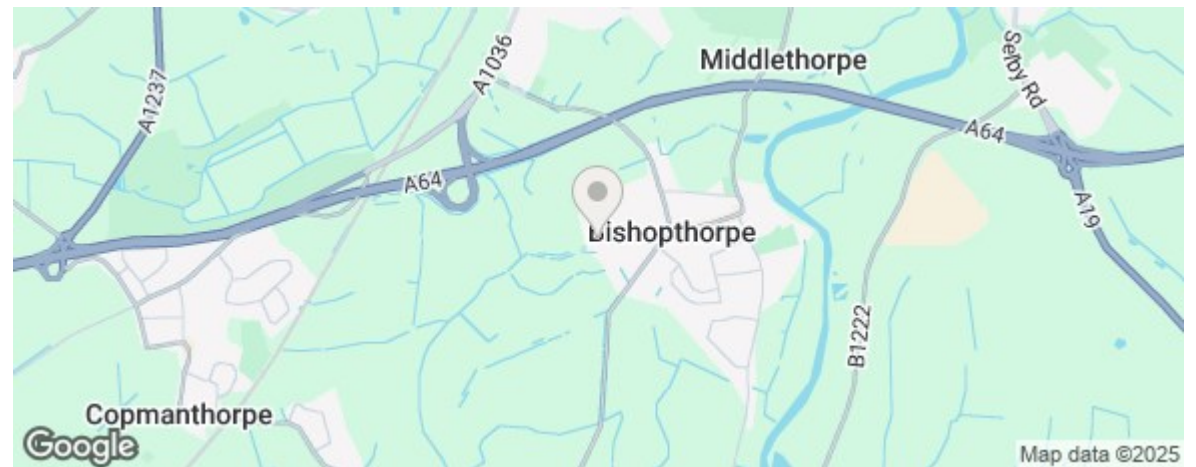








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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