



Lealholm York Road, Naburn, York YO19 4PR

HUDSON  
MOODY

Set within the rural and sought after VILLAGE OF NABURN you will find this most attractive SEMI-DETACHED HOUSE that has been extended and modernised to create a great family space.

- Attractive Modern Semi-Detached House
- Idyllic Village Location
- Bright Living Room
- Superb Extended Dining Kitchen & Family Room with Bi-Fold Doors to Garden
- Three Well Proportioned Bedrooms
- House Bathroom with Shower Over Bath
- Large Landscaped and Enclosed Garden
- Off Street Parking to Rear and Side
- Garage Part Converted in to External Studio
- Good Access to A64 and City Centre

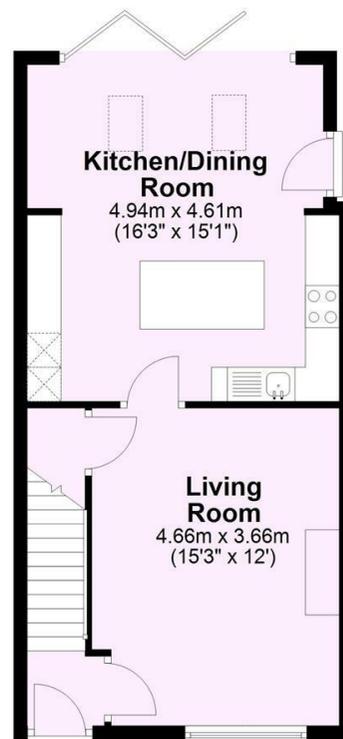
**Guide Price £310,000**

**Tenure: Freehold**

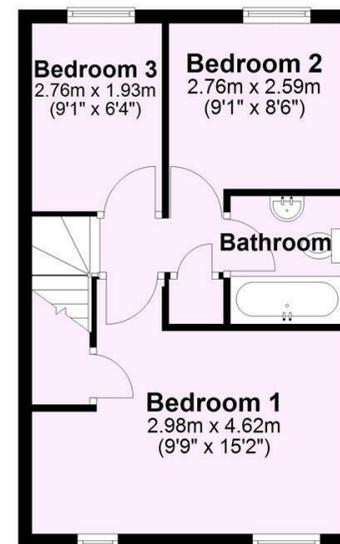
**Council Tax Band: D**



**Ground Floor**  
Approx. 44.0 sq. metres (473.8 sq. feet)



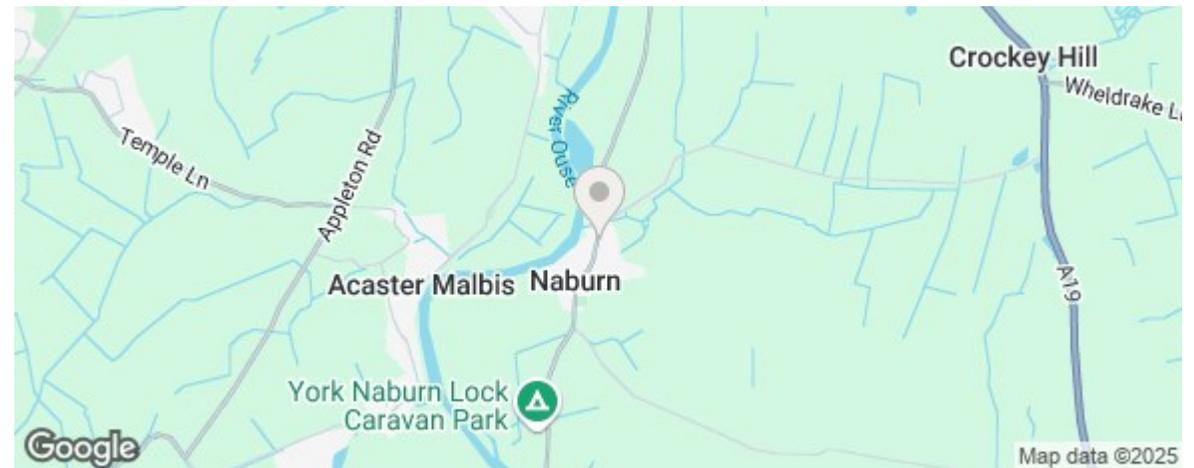
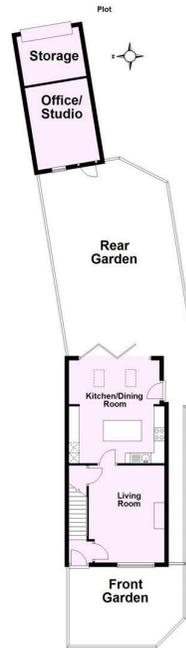
**First Floor**  
Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.1 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	43		
(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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