



HUDSON
MOODY

42 Seebohm Mews, York YO31 0SJ

Stylish 3-Bed Eco Home in Exclusive Derwenthorpe Cul-de-Sac.

Modern open-plan living, private garden, and parking – just one of two homes on this quiet mews.

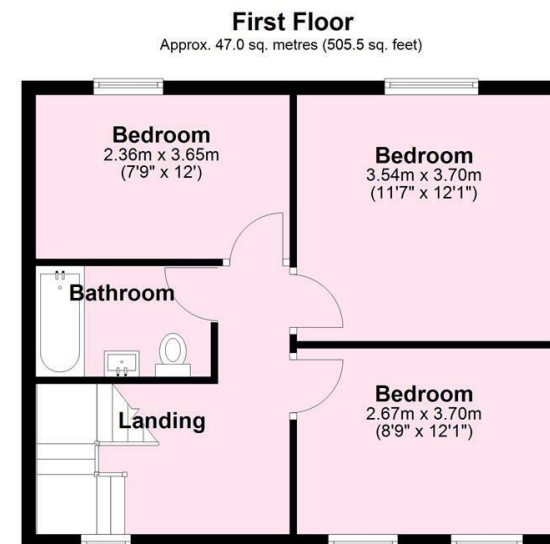
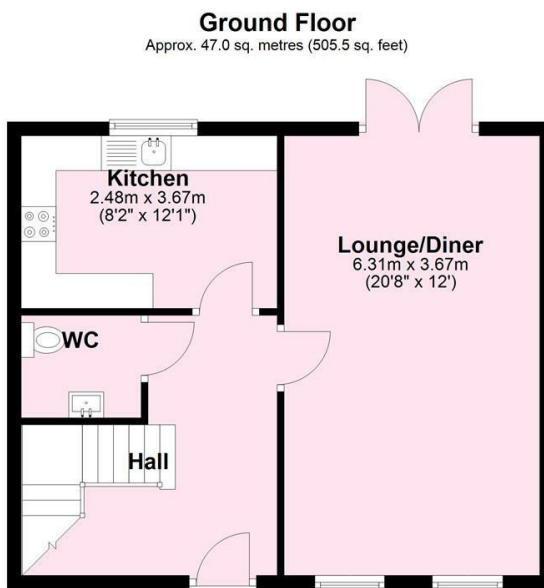
Available with 75% shared ownership through JRHT.

- Three-bedroom modern eco home
- 75% shared ownership via JRHT
- Quiet cul-de-sac location (only two homes)
- Contemporary open-plan living and dining room
- Modern fitted kitchen with integrated appliances
- Ground floor WC
- Private rear garden with patio and lawn
- Off-street parking
- Located within the highly regarded Derwenthorpe development
- Excellent transport links and close to local amenities

75% Shared Ownership £262,500

Tenure: Leasehold

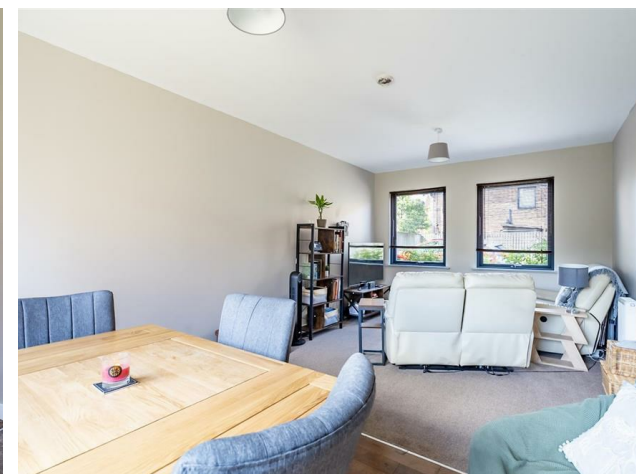
Council Tax Band: C



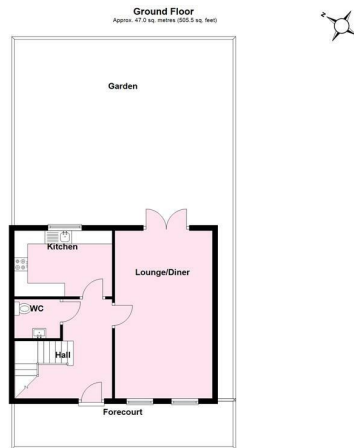
Total area: approx. 93.9 sq. metres (1010.9 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.

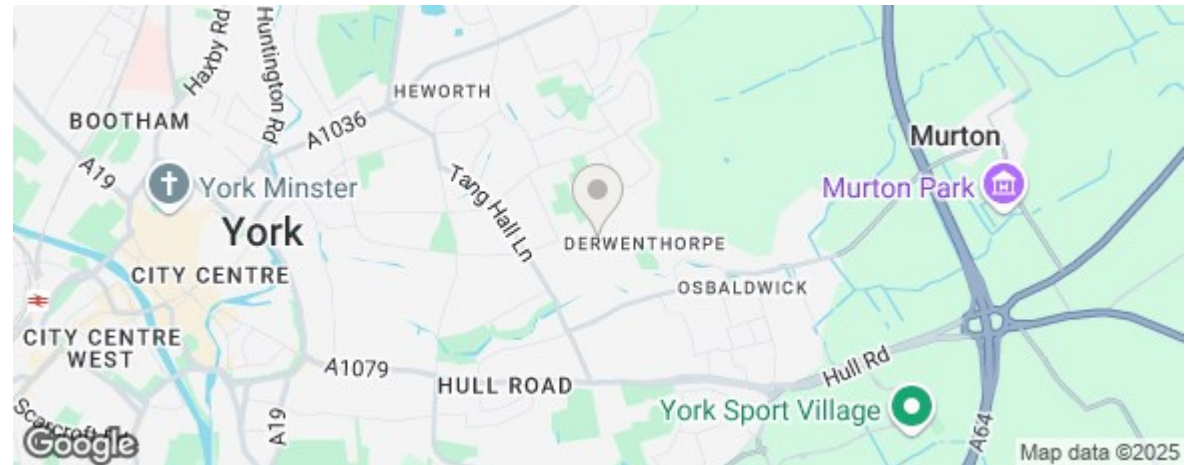






Total area: approx. 47.0 sq. metres (505.5 sq. feet)
Notes: Plans for illustrative purposes only. Approximate gross internal floor area. (Excluding balconies and are storage.) All measurements and fixtures including doors and windows are approximate and should be independently verified.
Plan produced using Planity

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	



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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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