



46 Grange Garth, Fishergate, York YO10 4BS

HUDSON
MOODY

This beautifully presented semi detached house, situated in the desirable Fishergate area and enjoying elevated views over the River Ouse, this property offers a secluded and tucked-away setting just a short walk from York city centre.

- Superbly Presented Semi-Detached House
- Elevated and Tucked Away Location Overlooking the River
- Large Living Room
- Immaculate Dining Kitchen with Appliances
- Master Bedroom with En-Suite Bathroom and Dressing Area
- Two Additional Double Bedrooms
- Shower Room and Separate WC
- Ground Floor WC
- Beautifully Landscaped Mature Gardens
- Off Street Parking

Guide Price £650,000

Tenure: Freehold

Council Tax Band: C

46 Grange Garth
Approximate Gross Internal Area = 132 sq m / 1420 sq ft

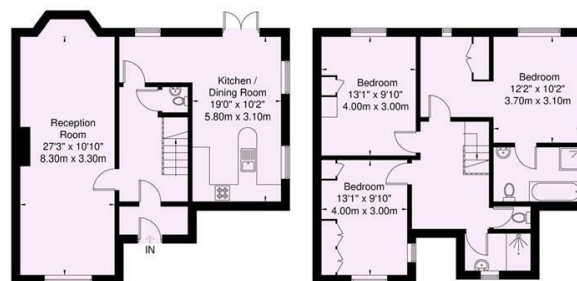


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



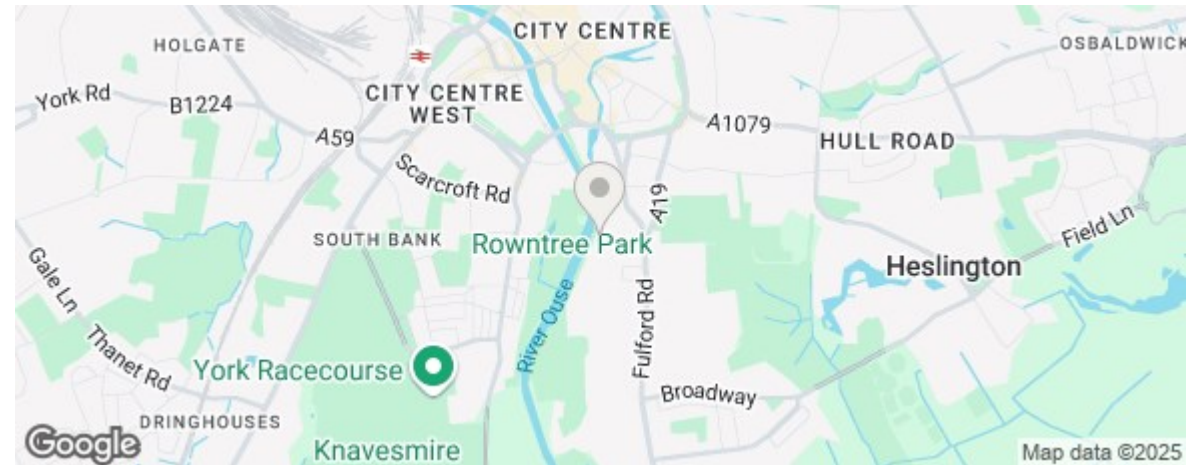


46 Grange Garth Approximate Gross Internal Area = 132 sq m / 1420 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com

HUDSON
MOODY