



16 Ashmeade Close, York YO24 2YB

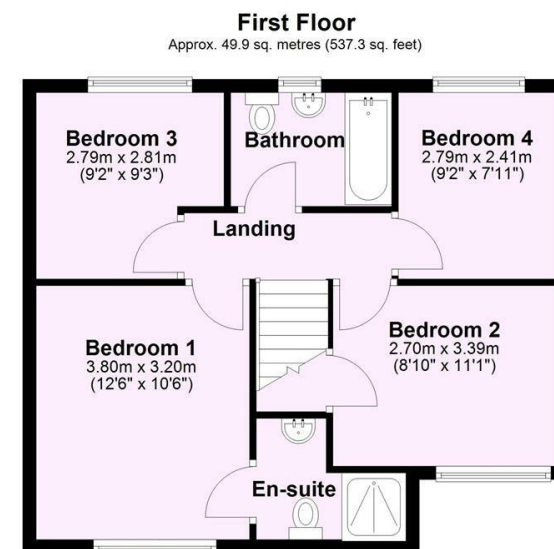
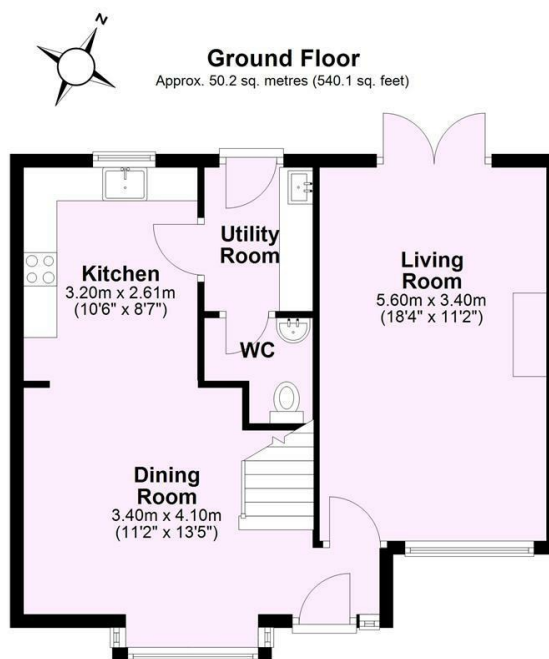
A well presented, detached family home. Occupying a corner plot with open fields to the rear. Situated in the sought after area of Woodthorpe, lying to the South West of York

- Modern Detached Family Home
- Cul-de-sac Location
- Spacious Living Room with Doors Opening onto the Garden
- Open Plan Kitchen and Dining Room
- Separate Utility and WC
- Principle Bedroom with En-suite Shower Room
- Three Further Well Proportioned Bedrooms and a Family Bathroom
- Detached Garage and Ample Off Street Parking
- Good Access to York City Centre, Ring Road and the A64
- A wealth of Amenities Within Walking Distance

Offers In Excess Of £450,000

Tenure: Freehold

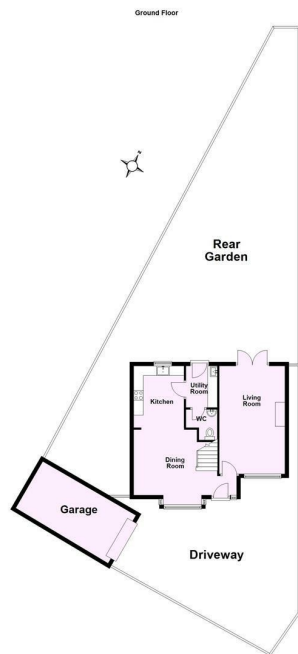
Council Tax Band: D




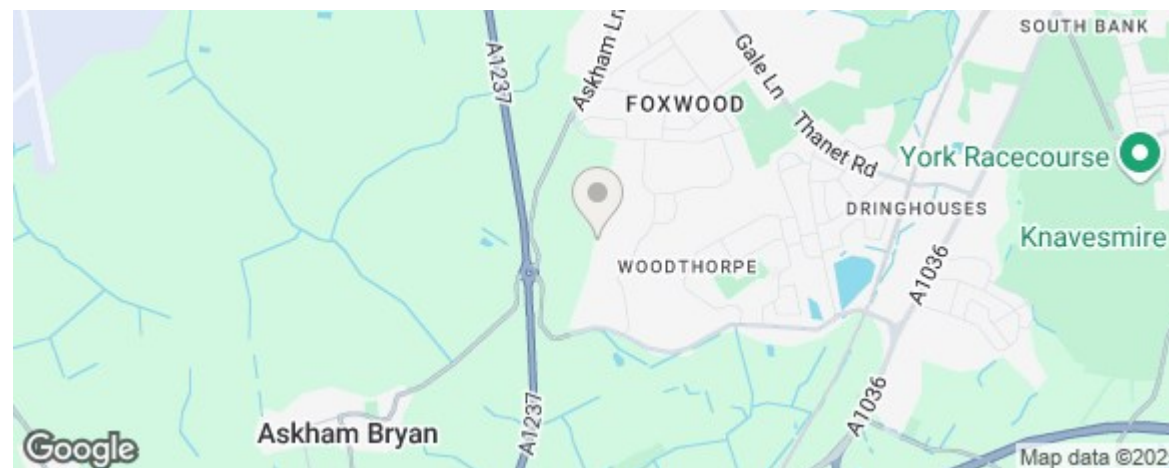
Total area: approx. 100.1 sq. metres (1077.4 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com