



HUDSON
MOODY

33 Howe Hill Close, Holgate, York YO26 4SN

Located in the sought-after Holgate area, just outside York city centre, this beautifully presented traditional bungalow sits on an elevated plot with terraced garden. The property has been thoughtfully updated and offers bright open-plan living, two double bedrooms, off-street parking, and garage.

- Traditional Bungalow
- Open Plan Living Accommodation
- Two Double Bedrooms
- Shower Room
- Useful Loft Room
- Attractive and Well Tended Gardens
- Garage and Off Street Parking
- Hillside Location
- Close to York City Centre

Offers Over £300,000

Tenure: Freehold

Council Tax Band: C

33 Howe Hill Close
 Approximate Gross Internal Area = 61.4 sq m / 660 sq ft
 Garage = 11.5 sq m / 123 sq ft
 Total = 72.9 sq m / 784 sq ft

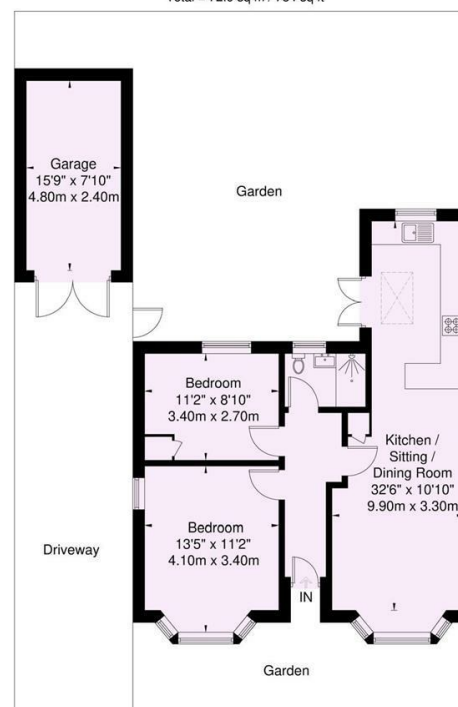



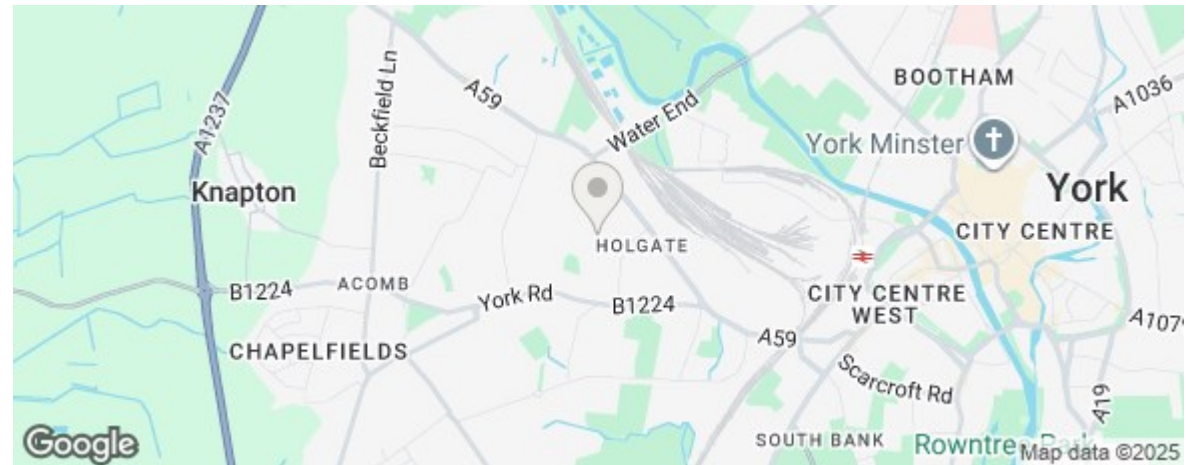
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

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