



HUDSON
MOODY

2 Pinelands Way, York YO10 3QJ

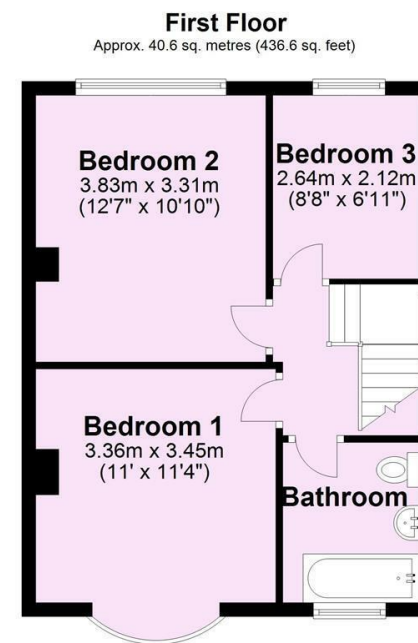
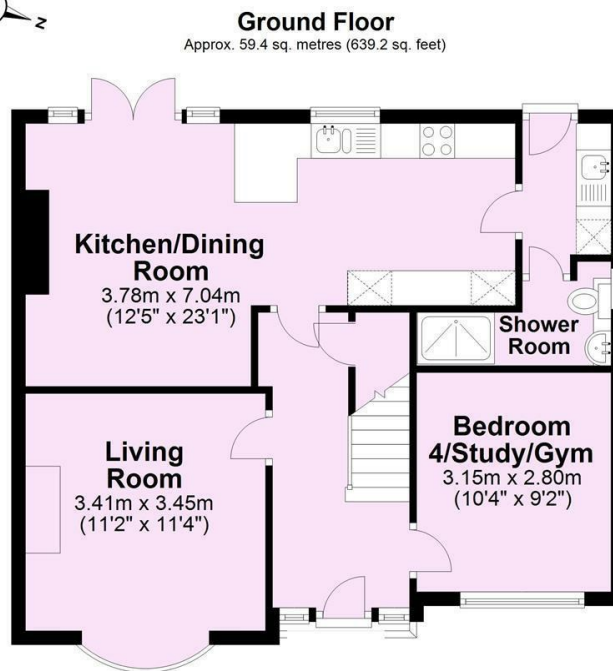
A beautifully presented
**TRADITIONAL SEMI-DETACHED
 HOUSE** with small side extension,
 situated in a quiet residential
 location just off Hull Road and within
 easy reach of York city centre.

- Beautifully Presented Semi-Detached House
- Popular Residential Area
- Living Room with Bay Window
- Kitchen/Diner
- Second Reception Room/Ground Floor Bedroom
- Utility Area. Spacious Ground Floor Shower Room
- Two Double Bedrooms
- Single Room or Study
- Front, Side and Rear Gardens
- Garage and Off Street Parking.

Guide Price £425,000

Tenure: Freehold

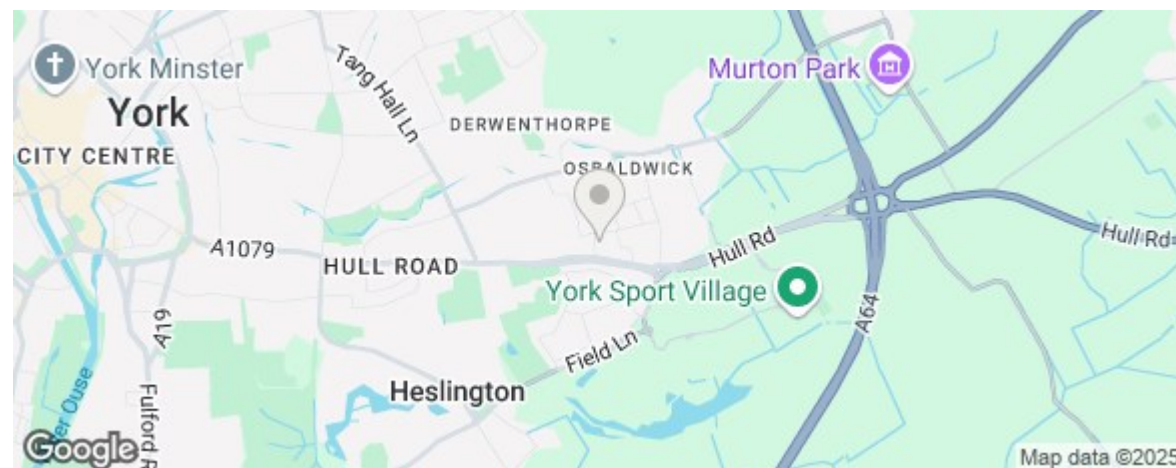
Council Tax Band: C



For Illustrative Purposes Only - not to scale
 Plan produced using PlanUp.







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.

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