



87 Alder Way, New Earswick, York YO32 4TH

HUDSON  
MOODY



Situated in the popular New Earswick area of York you will find this Immaculate SEMI-DETACHED BUNGALOW with spacious living room, two bedrooms and a useful loft room. The property also benefits from attractive front and rear gardens, off street parking and open countryside views to the rear.

- Attractive Semi-Detached Bungalow
- Fitted Kitchen With Space For A Dining Table
- 17ft Living Room
- Master Bedroom with Mirror Fronted Storage
- Modern House Shower Room
- Generous Single Bedroom
- Versatile Loft Room
- Driveway For Off Street Parking
- Front and Rear Gardens
- Open Countryside Views

**Offers Over £280,000**

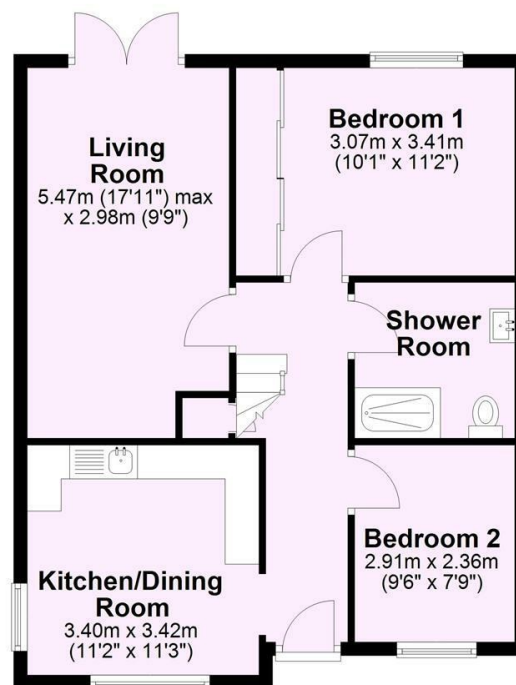
**Tenure: Freehold**

**Council Tax Band: C**



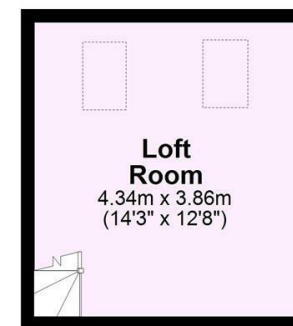
#### Ground Floor

Approx. 62.7 sq. metres (674.5 sq. feet)

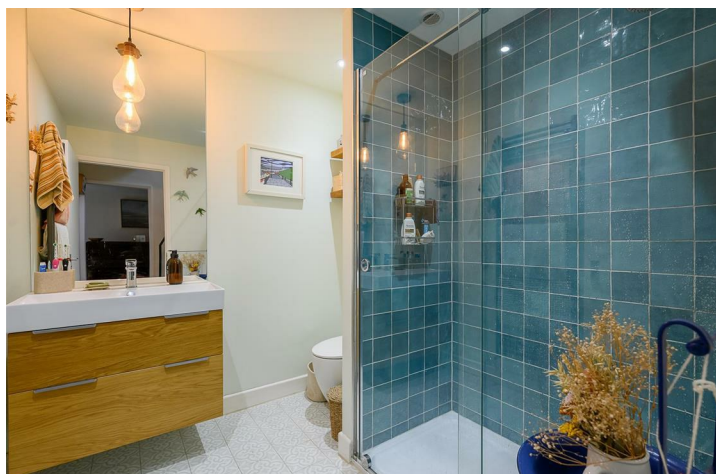


#### First Floor

Approx. 16.7 sq. metres (180.3 sq. feet)



Total area: approx. 79.4 sq. metres (854.8 sq. feet)



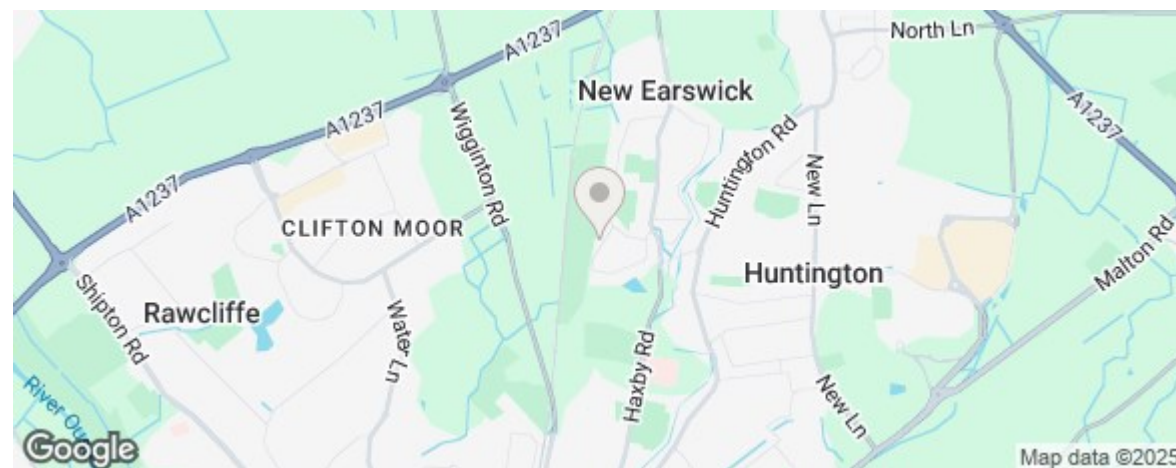








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU 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**