



HUDSON
MOODY

73 Heslington Lane, York YO10 4HN

Situated in a great location within easy reach of the University of York campus and the city centre is this attractive 1930s larger style semi-detached house. The house has been tastefully updated to suite modern lifestyles and benefits from a front and rear garden with patio, driveway and single garage.

- 1930's Semi-Detached House
- Cosy Living Room
- Superb Open Plan Kitchen and Dining Area
- Three Well Proportioned Bedrooms
- Easy Access to University and City Centre
- Immaculate House Bathroom
- Front and Rear Gardens
- Driveway and Garage
- Excellent Fulford Location
- Gas Fired Central Heating and Double Glazing

Guide Price £425,000

Tenure: Freehold

Council Tax Band: C

73 Heslington Lane
Approximate Gross Internal Area = 89.8 sq m / 966 sq ft
Garage Area = 16.7 sq m / 179 sq ft
Total Area = 106.5 sq m / 1146 sq ft

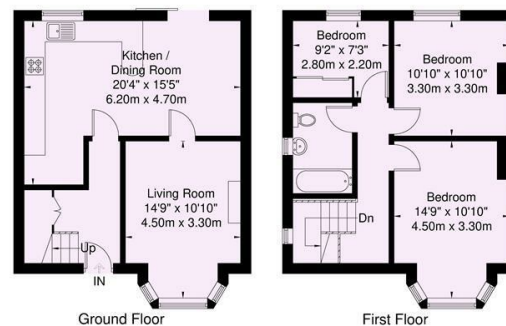
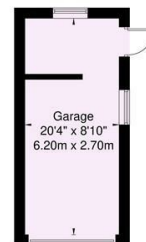


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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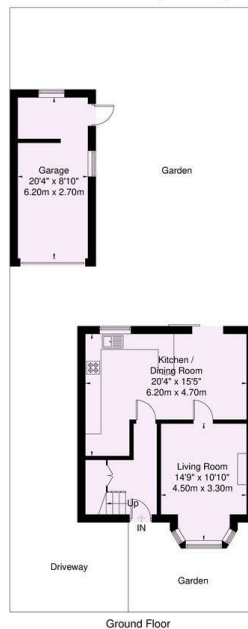


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

**HUDSON
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