



HUDSON
MOODY

5 Birstwith Drive, York YO26 4SR

Set within the popular Holgate area of York is this well presented end terrace house set over two levels. The property offers two or three double bedrooms and a 19ft living room, together with a modern bathroom, kitchen and a low maintenance flagged garden to the rear.

- Great Sized End Terraced House
- Close to City Centre and Railway Station
- Three Well Proportioned Bedrooms
- Popular Residential Area
- Modern House Bathroom
- 19ft Living Room
- Modern Kitchen with Appliances
- Front and Rear Gardens
- On Street Parking Available
- No Chain

Guide Price £230,000

Tenure: Freehold

Council Tax Band: A

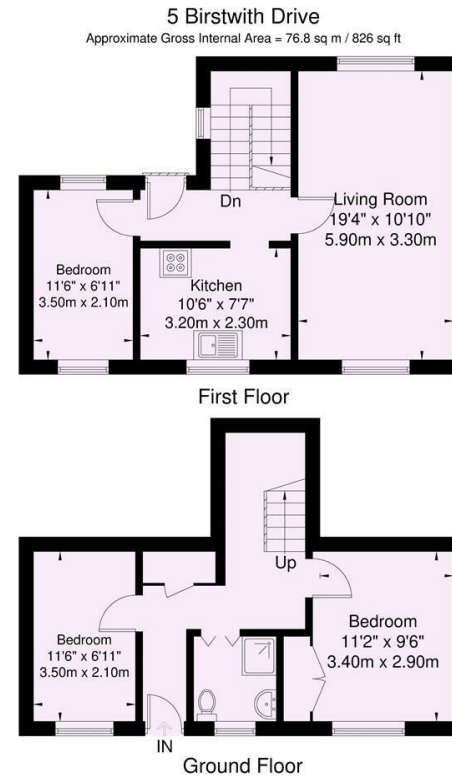


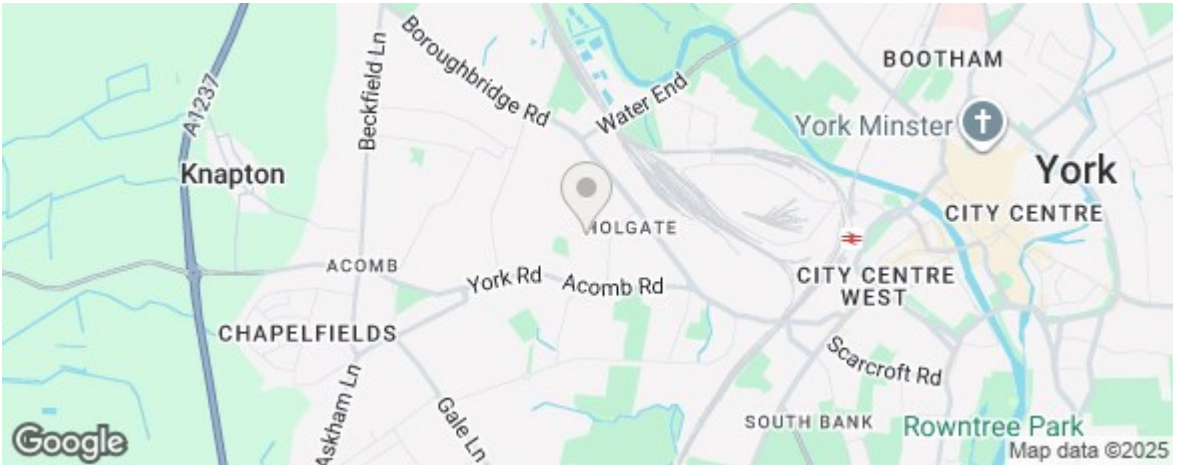
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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	



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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.
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