



HUDSON  
MOODY

18 Howe Hill Close, Holgate, York YO26 4SN



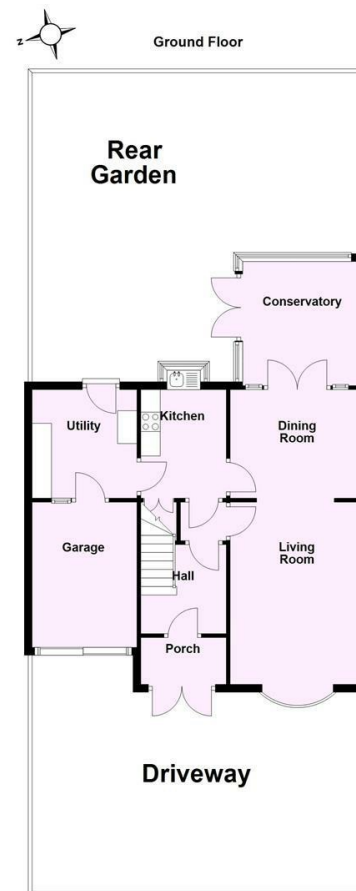
This much loved family home is a traditional semi-detached house situated in an excellent location in the sought after Holgate area of York being close to the city centre and railway station.

- Well Maintained Traditional Semi-Detached House
- Large Living Room and Dining Area
- Generous Conservatory
- Kitchen
- Utility Room (at Rear of Garage)
- Integral Garage Providing Storage Area
- Two Double Bedrooms and Single Room
- Family Bathroom and Separate WC
- Immaculate Gardens with Summerhouse
- Excellent Location

**Guide Price £325,000**

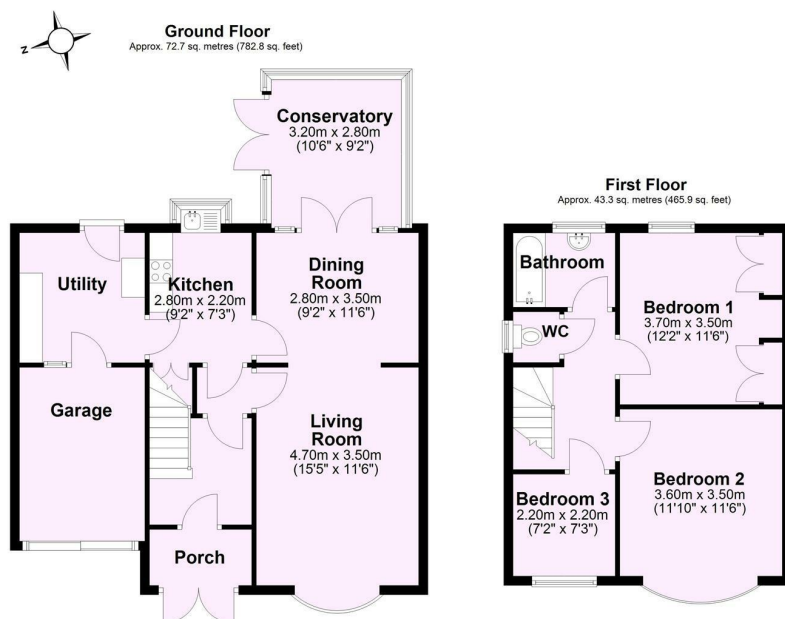
**Tenure: Freehold**

**Council Tax Band: C**



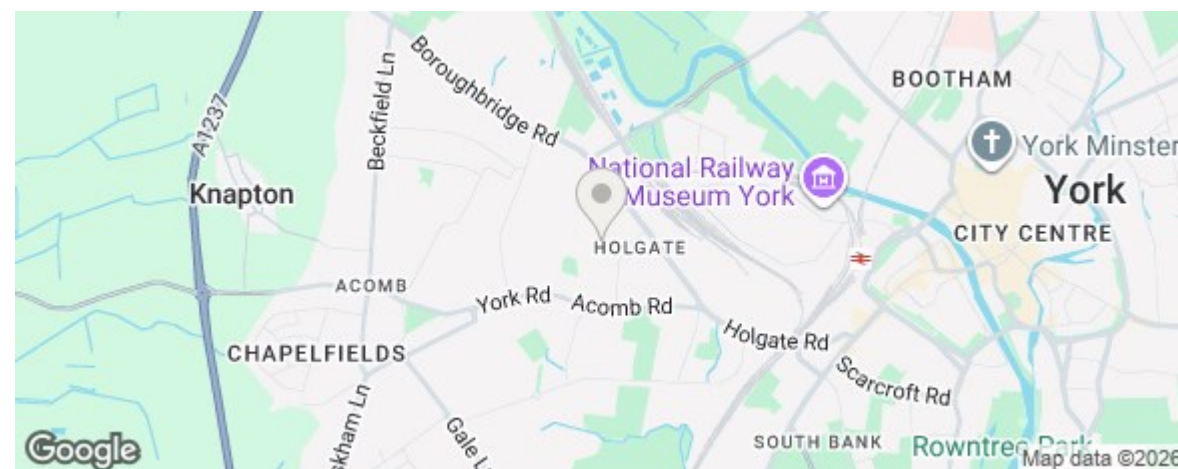






Total area: approx. 116.0 sq. metres (1248.7 sq. feet)

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	



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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.
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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