



HUDSON
MOODY

40 Lycett Road, York YO24 1NB

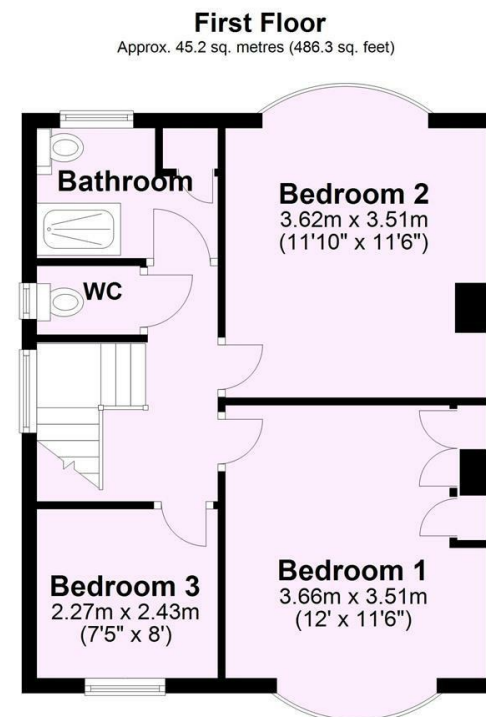
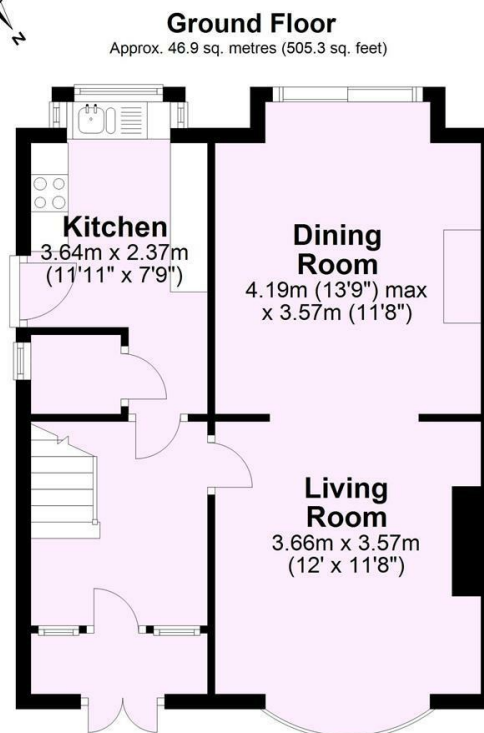
Situated close to the Knavesmire and within easy reach of a wide range of local amenities, schools, and transport links into York city centre, this property represents a superb opportunity for buyers seeking a characterful home with scope to update.

- Traditional Semi-Detached House
- Sought After Location with Amenities Close By
- Two Reception Rooms
- Two Double Bedrooms
- Single Room/Study
- House Bathroom
- Driveway for Off Road Parking
- Garage
- Attractive Garden
- NO ONWARD CHAIN

Offers In Excess Of £400,000

Tenure: Freehold

Council Tax Band: D



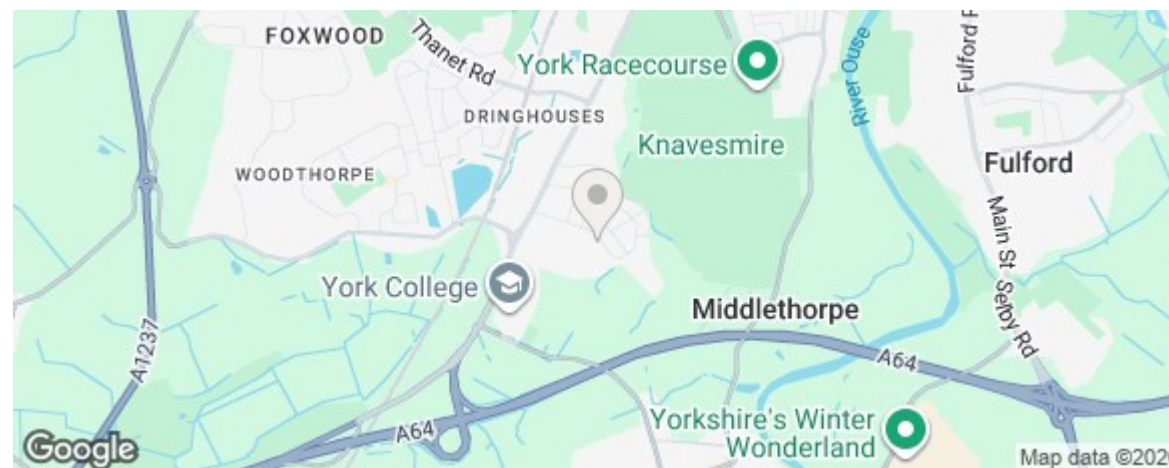
Total area: approx. 92.1 sq. metres (991.6 sq. feet)







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
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com