

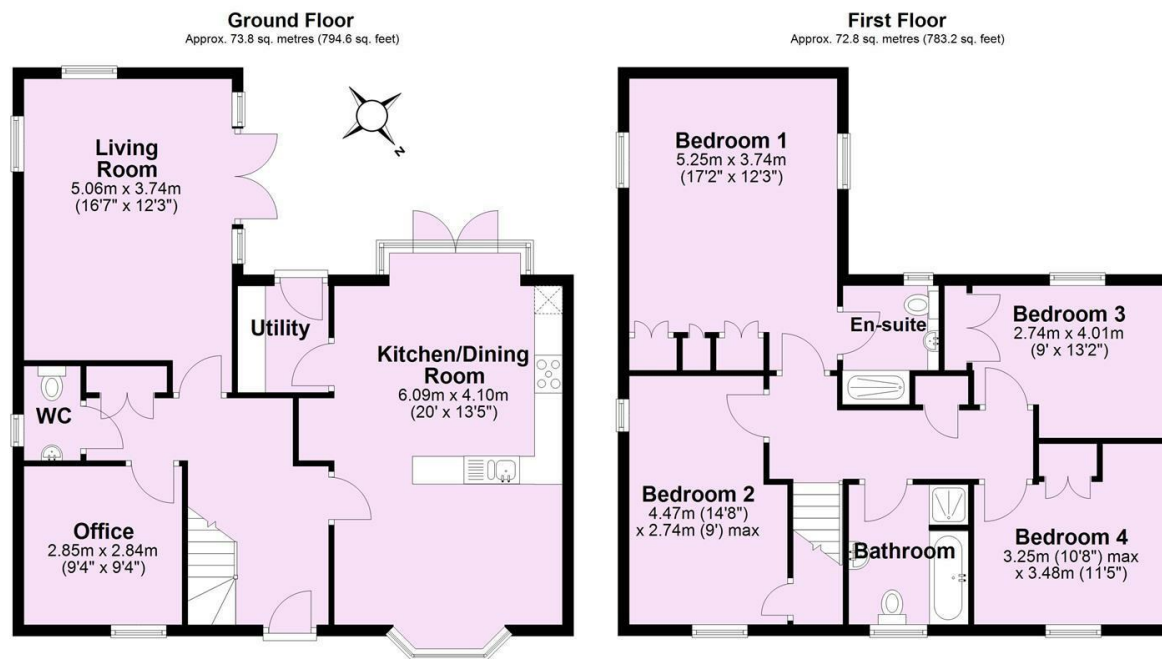


HUDSON
MOODY

33 Salvin Road, Stamford Bridge, York YO41 1SD

A BEAUTIFULLY PRESENTED 4
bedroom detached family home
complimented by
SOUTHWESTERLY facing
gardens & DOUBLE GARAGE ***
Viewing Highly Recommended ***

- Superbly Presented David Wilson Constructed Family Home
- 4 Double Bedrooms. Main Bedroom Suite + Modern House Bathroom
- Stunning Open Plan Kitchen Diner/Family Room
- Lovely Light & Spacious Living Room. Office
- Private Southwesterly Facing Gardens
- Double Garage + Generous Off Road Parking
- Excellent Local Primary School & Amenities. Regular Bus Route to York
- EPC: B
- Call Hudson Moody to View



Total area: approx. 146.6 sq. metres (1577.8 sq. feet)

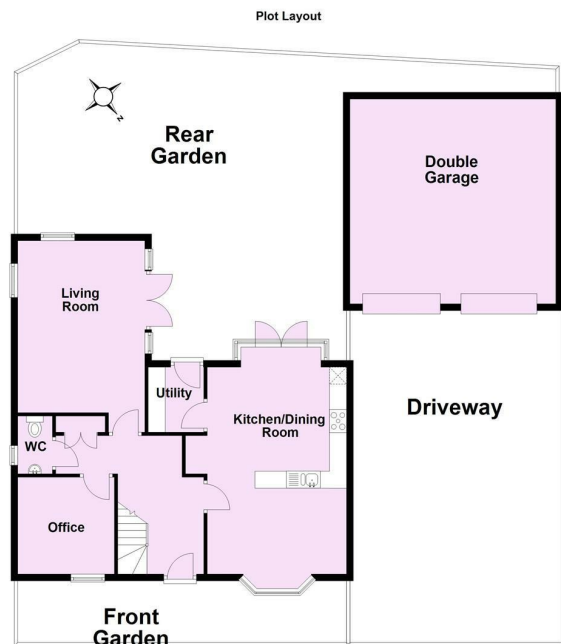
Price £499,500

Tenure: Freehold

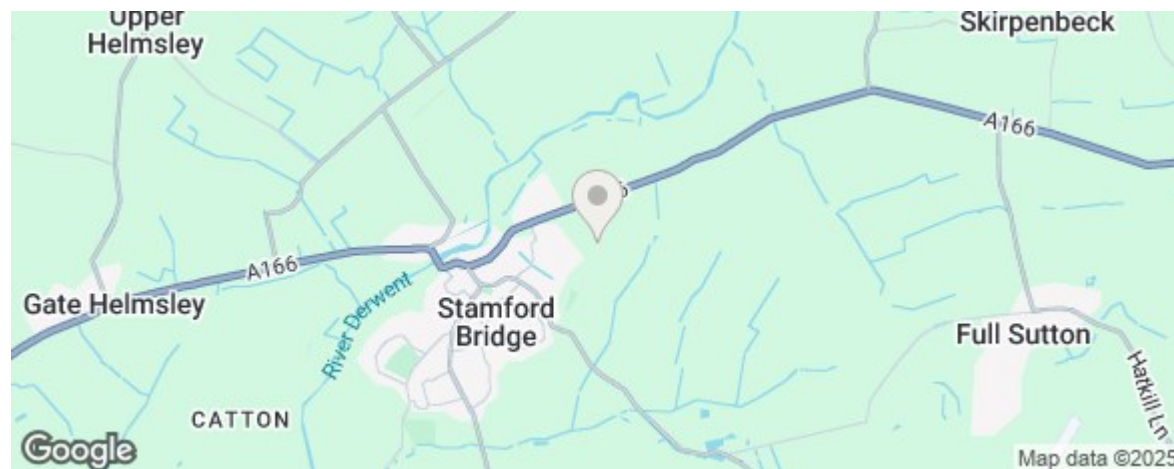
Council Tax Band: F







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 85 | |
| (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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MOODY**

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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