



3 Thornwood Covert, York YO24 3LF

HUDSON
MOODY

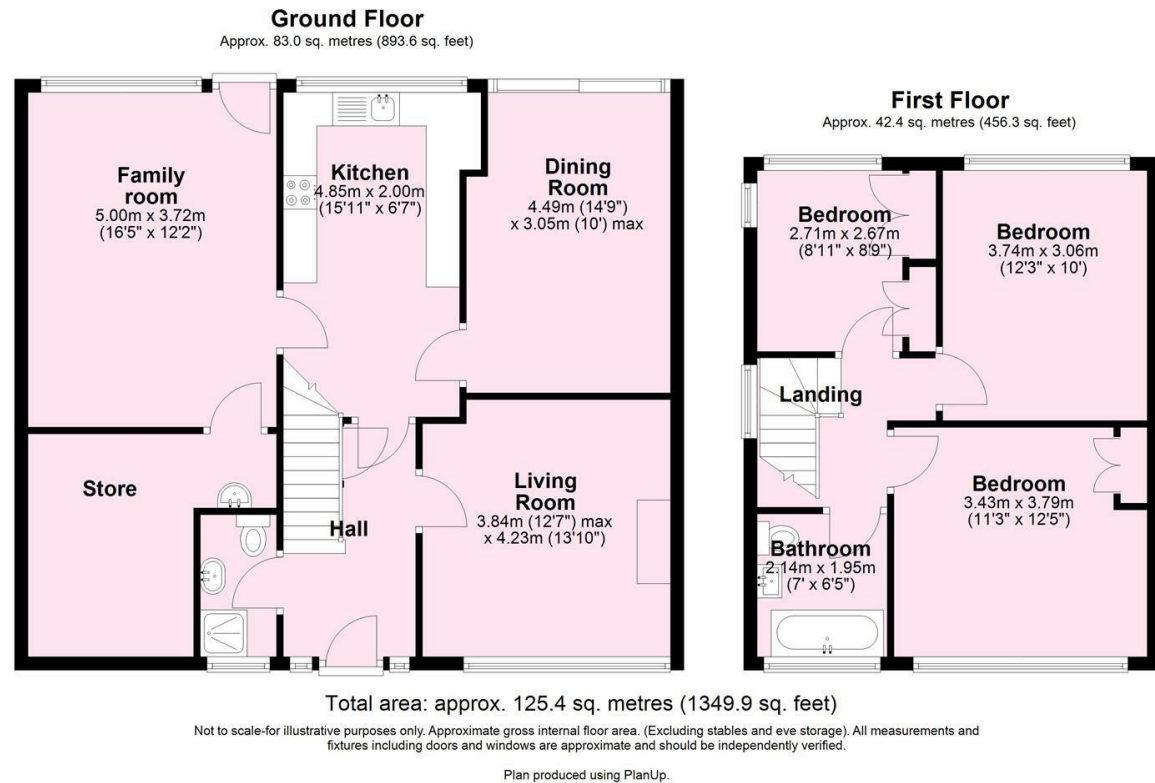
An extended, three bedroom semi detached home. Situated in a sought after residential area, off Foxwood lane, lying to the South West of the York city centre.

- Spacious kitchen with space for appliances
- Living room with gas coal effect fire
- Separate dining room with sliding doors opening onto the garden
- Additional ground floor reception room or studio plus storage area
- Ground floor shower room
- Three bedrooms
- Family bathroom
- Off street parking
- Mature gardens
- No onward chain

Guide Price £300,000

Tenure: Freehold

Council Tax Band: C







Total area: approx. 83.0 sq. metres (893.6 sq. feet)
 Note: scale for illustrative purposes only. Approximate prices internal floor area. Excluding other areas shown. All measurements and distances including doors and windows are approximate and should be independently verified.
 Plan produced using PlanIt

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	

78 82



HUDSON
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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com