



HUDSON
MOODY

1 Acomb Wood Drive, York YO24 2XN

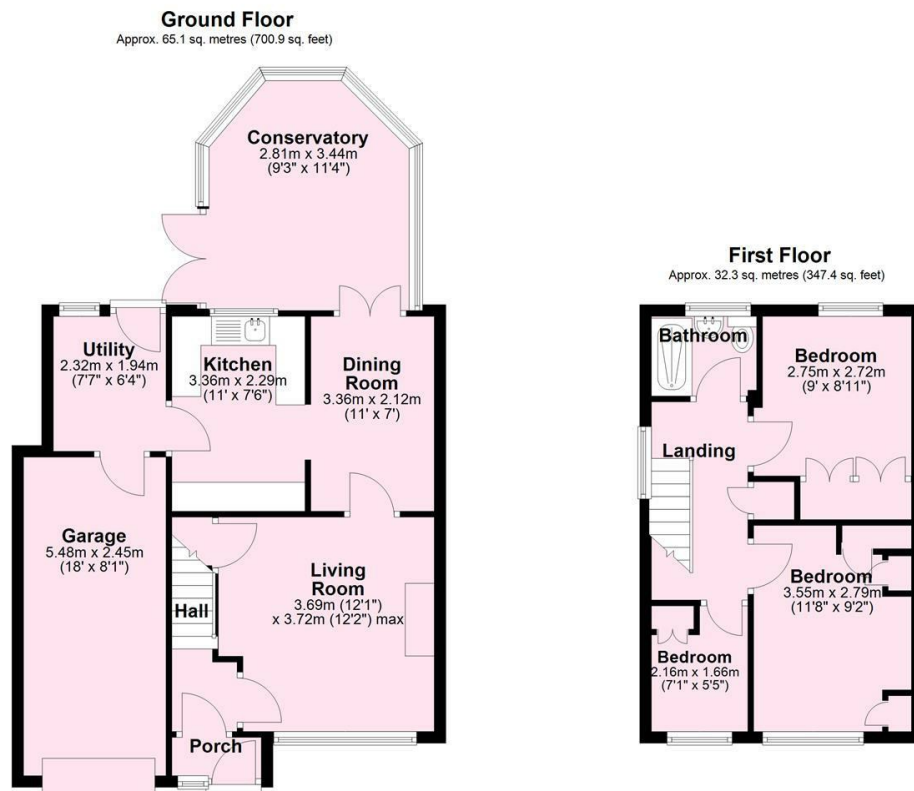
A surprisingly spacious MODERN SEMI-DETACHED HOUSE situated in the popular WOODTHORPE area of York with easy access to the outer ring road and the A64 serving the motorway network.

- Modern Semi-Detached House
- Living Room
- Separate Dining Room with French Doors into Conservatory
- Fitted Kitchen and Utility Area
- Integral Single Garage
- Two Double Bedrooms
- Single Bedroom or Study
- House Shower Room
- Low Maintenance Rear Garden with Patio and Shed
- No Onward Chain

Guide Price £250,000

Tenure: Freehold

Council Tax Band: C



Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.



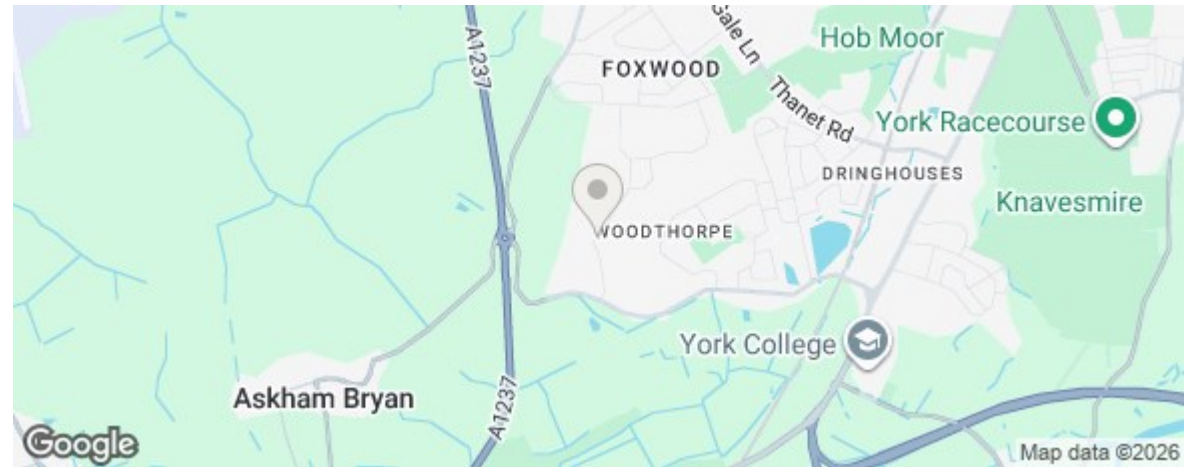




Total area: approx. 65.1 sq. metres (700.9 sq. feet)
Note: Plans for illustrative purposes only. Approximate gross internal floor area. Excluding areas under cover of porches, pergolas, patios, etc. Measurements and details shown are approximate and should be independently verified. Plan produced using Planity.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.
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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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