



HUDSON
MOODY

14 Park Lane, Holgate, York YO24 4JQ

14 Park Lane

Approximate Gross Internal Floor Area = 43.8 sq m / 472sq ft

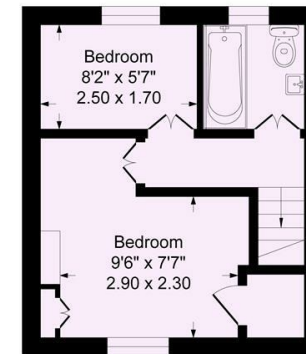
A quaint Victorian terraced cottage, tucked away on a charming cobbled street just off of Holgate Road and Acomb Road. Beautifully updated, this characterful home offers cosy open-plan living, a handmade kitchen, two bedrooms and an enclosed rear garden.

The property enjoys a setting away from the bustle of the main road, while remaining conveniently placed for local amenities and access to York city centre and Acomb.

- Refurbished Victorian Terraced House
- Situated on a Quiet Cobbled Lane
- Open Plan Living, Dining and Fitted Kitchen Area
- Living Area with Wood Burning Stove
- French Doors to Rear Garden
- Double and Single Bedrooms. Good Storage.
- House Bathroom
- Forecourt and Rear Lawned Garden
- Permit Parking Available
- No Onward Chain



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £240,000

Tenure: Freehold

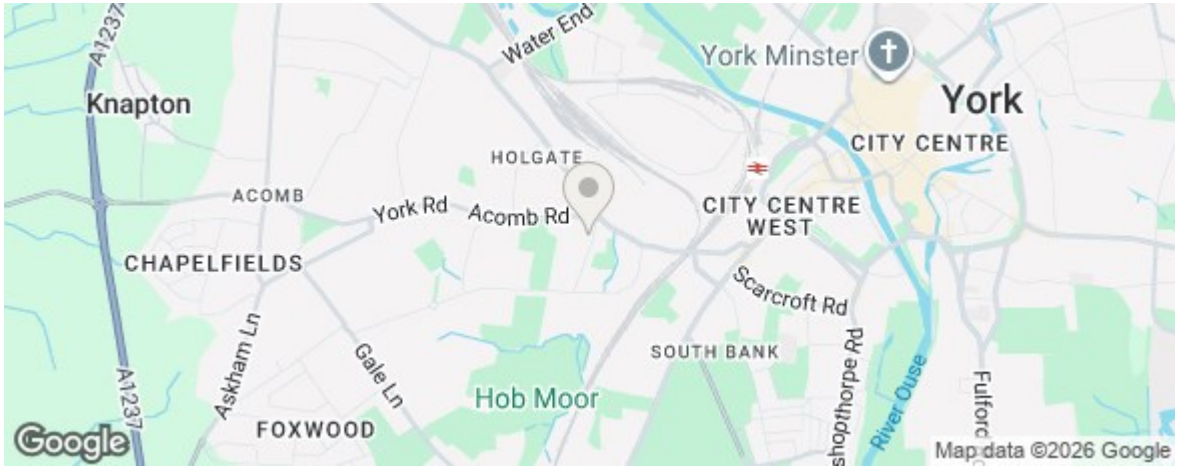
Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	



**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.
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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com