



HUDSON
MOODY

308 Burton Stone Lane, York YO30 6HA

An updated and well-presented end terrace house offering generous living accommodation, three double bedrooms, a private rear garden and off-street parking. The property is ideally positioned for easy access to York District Hospital, the city centre and a range of local amenities.

The accommodation briefly comprises an open-plan dining kitchen, separate living room and ground floor WC, with three double bedrooms and a modern house bathroom on the first floor.

- Spacious End Terraced House
- Updated for Modern Living
- Separate Living Room
- Large Modern Dining Kitchen
- Ground Floor WC
- Three Double Bedrooms
- Modern House Bathroom
- Generous Lawned Garden with Covered Pergola
- Off Street Parking to Front
- Convenient Location Close to York City Centre.

Guide Price £315,000

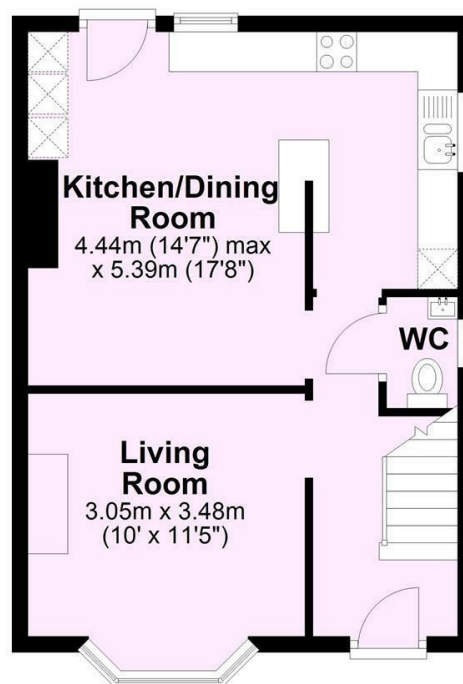
Tenure: Freehold

Council Tax Band: B



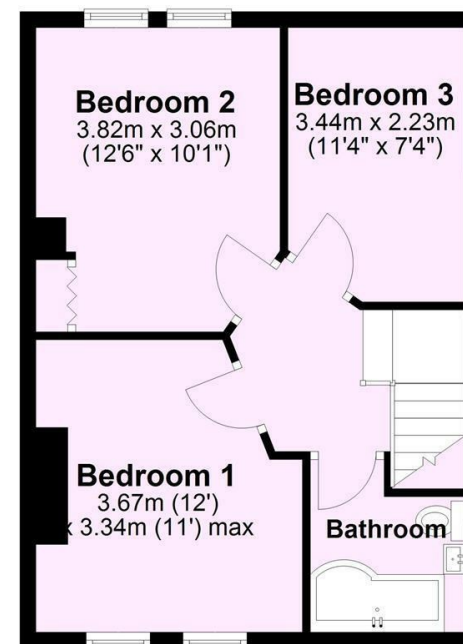
Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



First Floor

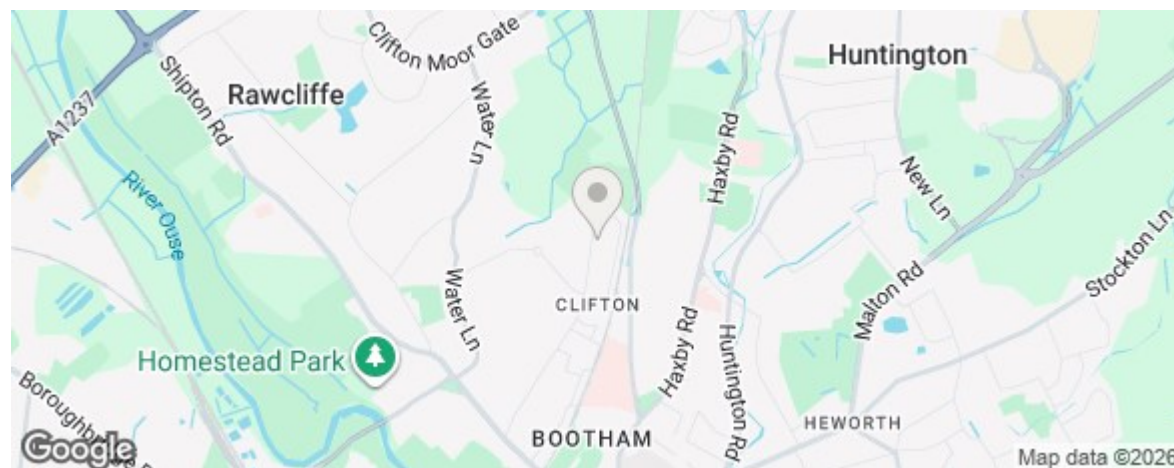
Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 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	

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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.
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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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