



HUDSON  
MOODY

56 Wheatlands Grove, York YO26 5NH

## Wheatlands Grove, Acomb, YO26

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 108.5 sq m / 1167 sq ft



A superbly presented semi-detached house standing on a good sized plot in the popular and convenient Beckfield Lane/Boroughbridge Road area of York.

The accommodation briefly comprises a large living room, kitchen and WC to the ground floor, whilst the first floor provides three bedrooms and the newly fitted bathroom.

- Recently Updated and Improved Semi-Detached House
- Excellent Location with Easy Access to York
- 22ft Living and Dining Room
- Extended Kitchen with Roof Lights
- Ground Floor WC/Utility/Storage
- Three Double Bedrooms
- Newly Fitted House Bathroom
- Lawned Garden with Decked Terrace
- Off Street Parking, Car Port and Garage

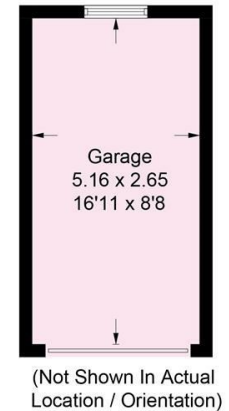
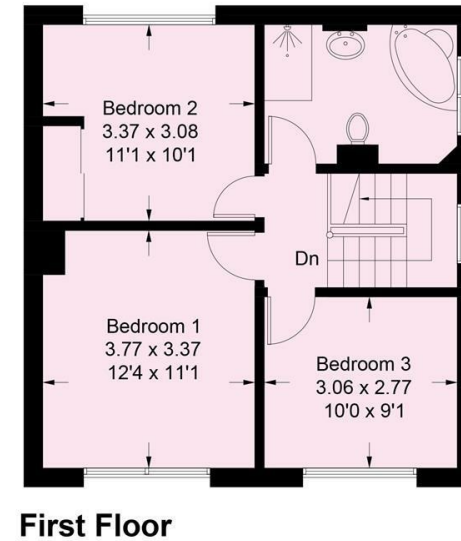
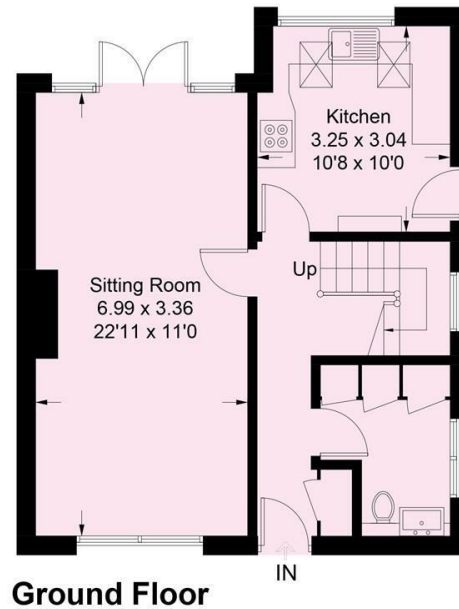


illustration for identification purposes only. measurements are approximate, not to scale  
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**Offers Over £370,000**

**Tenure: Freehold**

**Council Tax Band: C**





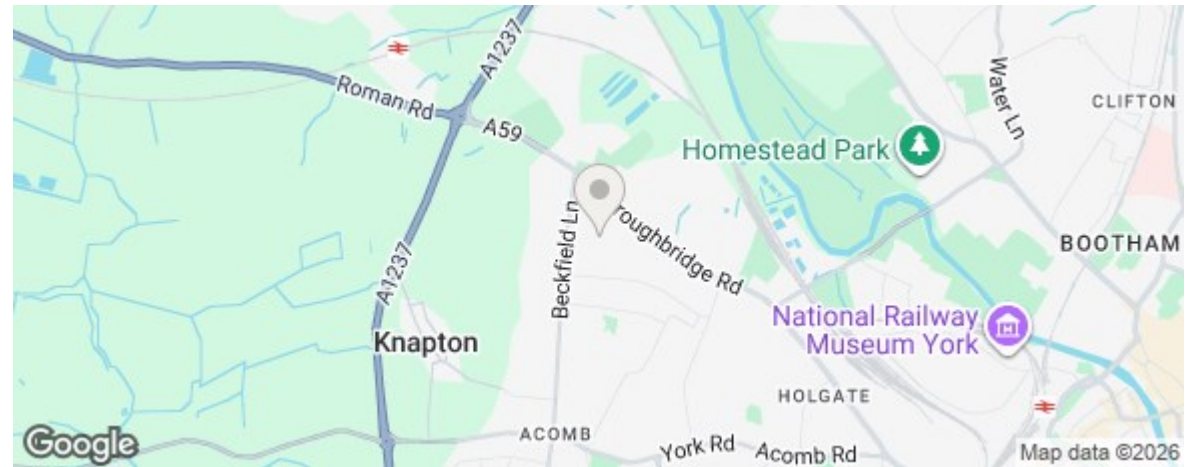
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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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