



HUDSON  
MOODY

30 Wensleydale Drive, York YO10 3PH

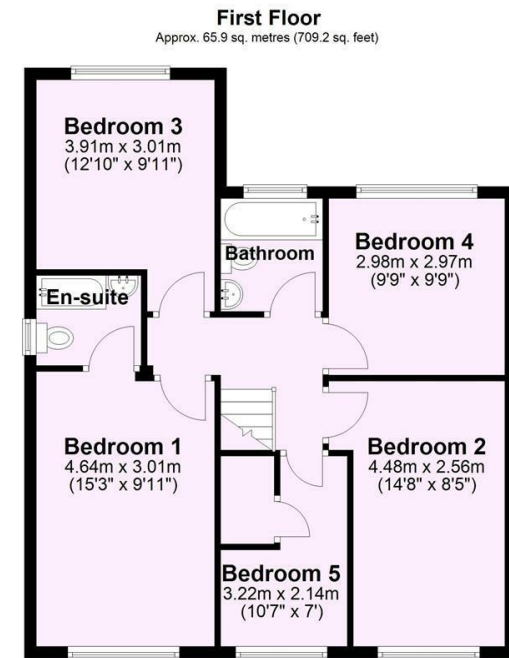
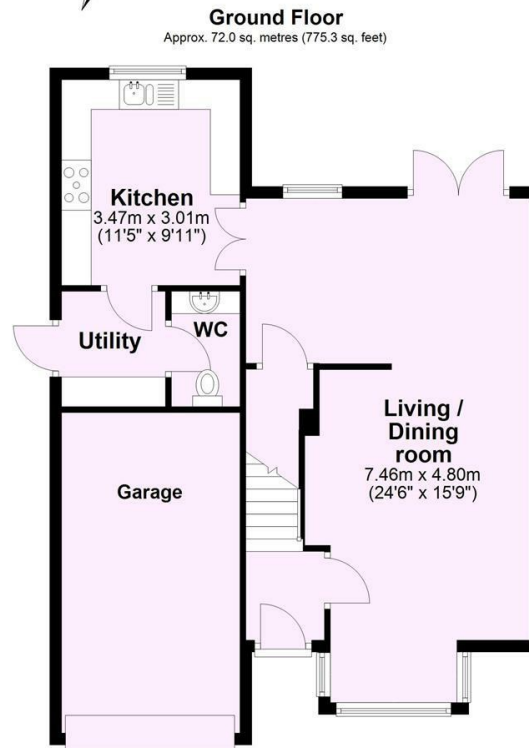
A spacious, detached family home, situated in the popular residential area of Osbaldwick, within easy reach of a wealth of amenities, the city centre and A64

- Extended Family Home
- Open Plan Living Dining Room with Doors onto the Garden
- Kitchen with Range Cooker
- Utility Room and Separate WC
- Principle Bedroom with En-Suite Shower Room
- Four Further Well Proportioned Bedrooms
- Family Bathroom
- Good Sized Tiered Garden with a Large Timber Storage Shed
- Garage and Driveway Providing Parking for Two Cars
- EV Charging Point and CCTV

**Guide Price £450,000**

**Tenure: Freehold**

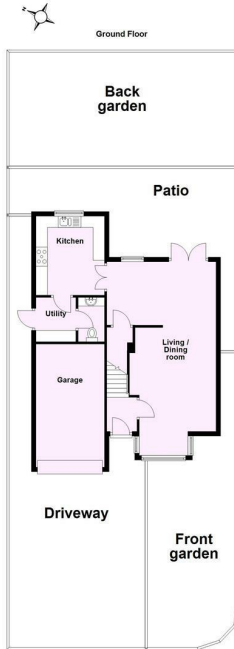
**Council Tax Band: C**



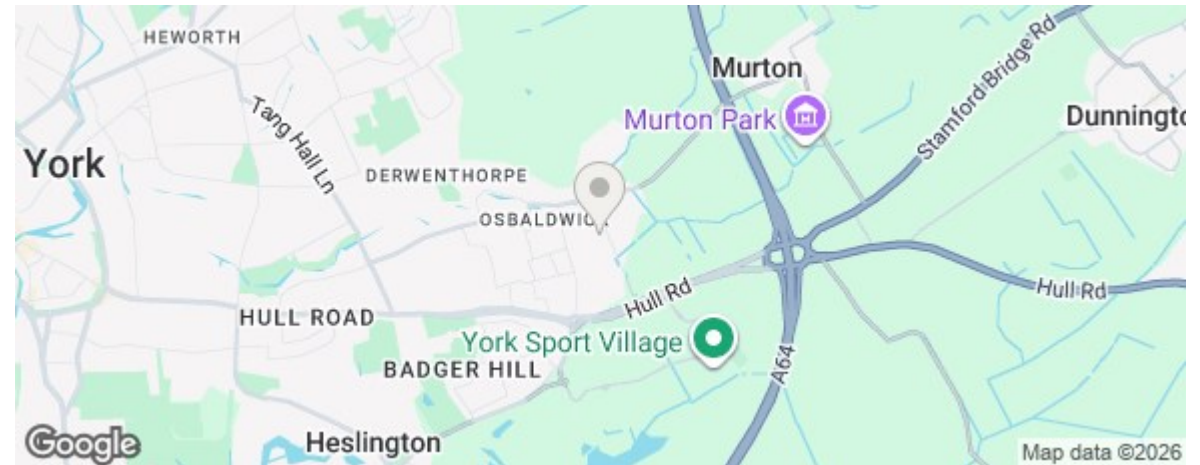
Total area: approx. 137.9 sq. metres (1484.6 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	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.
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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