



HUDSON  
MOODY

182 Moor Lane, Woodthorpe, York YO24 2YZ

A spacious family home situated in an ideal location on the edge of Woodthorpe, being close to both the outer ring road and the A64. The house is offered with no onward chain.

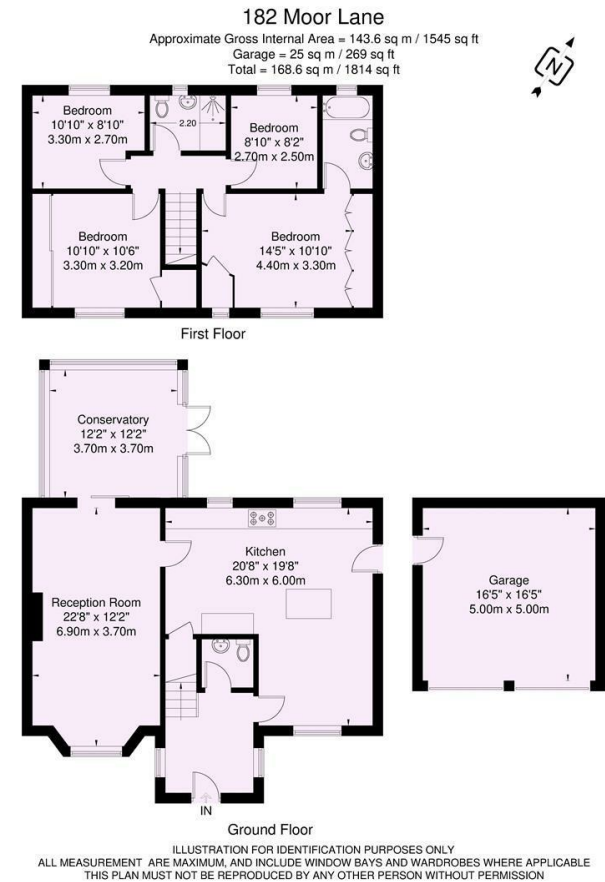
The property boasts views of open fields to the front and offers an open plan kitchen dining room, a bay fronted living room, conservatory, four bedrooms, double garage and extensive lawned gardens.

- Immaculate Detached family Home
- Generous Kitchen / Dining Room
- Living Room Leading to Conservatory
- Ground Floor WC
- Master Bedroom En-Suite Bathroom
- Three Additional Bedrooms
- House Shower Room
- Wrap Around Lawned Gardens
- Double Garage and Off Street Parking
- No Onward Chain

**Guide Price £550,000**

**Tenure: Freehold**

**Council Tax Band: F**



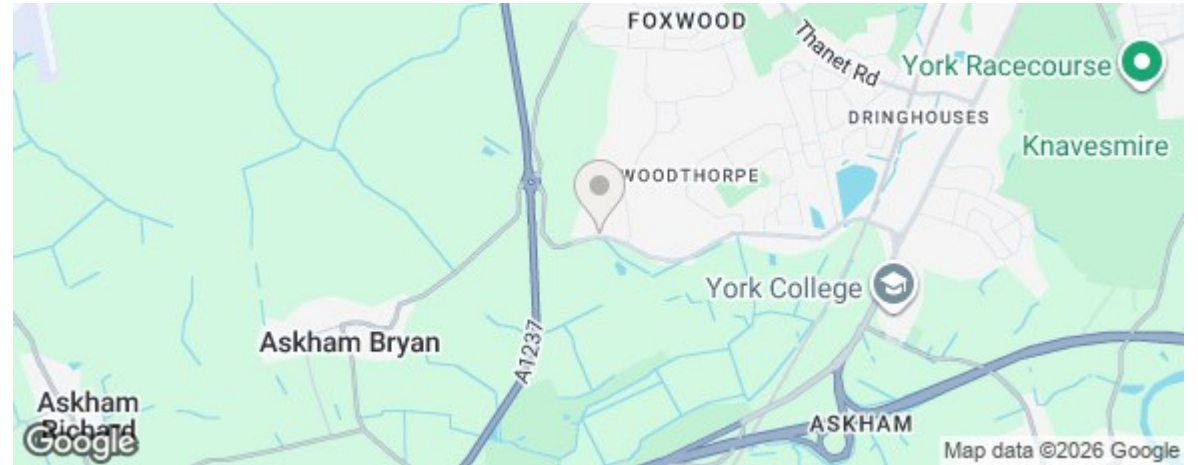


**182 Moor Lane**  
 Approximate Gross Internal Area = 143.6 sq m / 1545 sq ft  
 Garage = 25 sq m / 269 sq ft  
 Total = 168.6 sq m / 1814 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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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