

HUDSON
MOODY

83 Heworth Village, York YO31 1AN

This charming cottage is ideally situated close to the heart of Heworth Village, offering convenient access to York city centre, the A64 outer ring road and Monks Cross Retail Park.

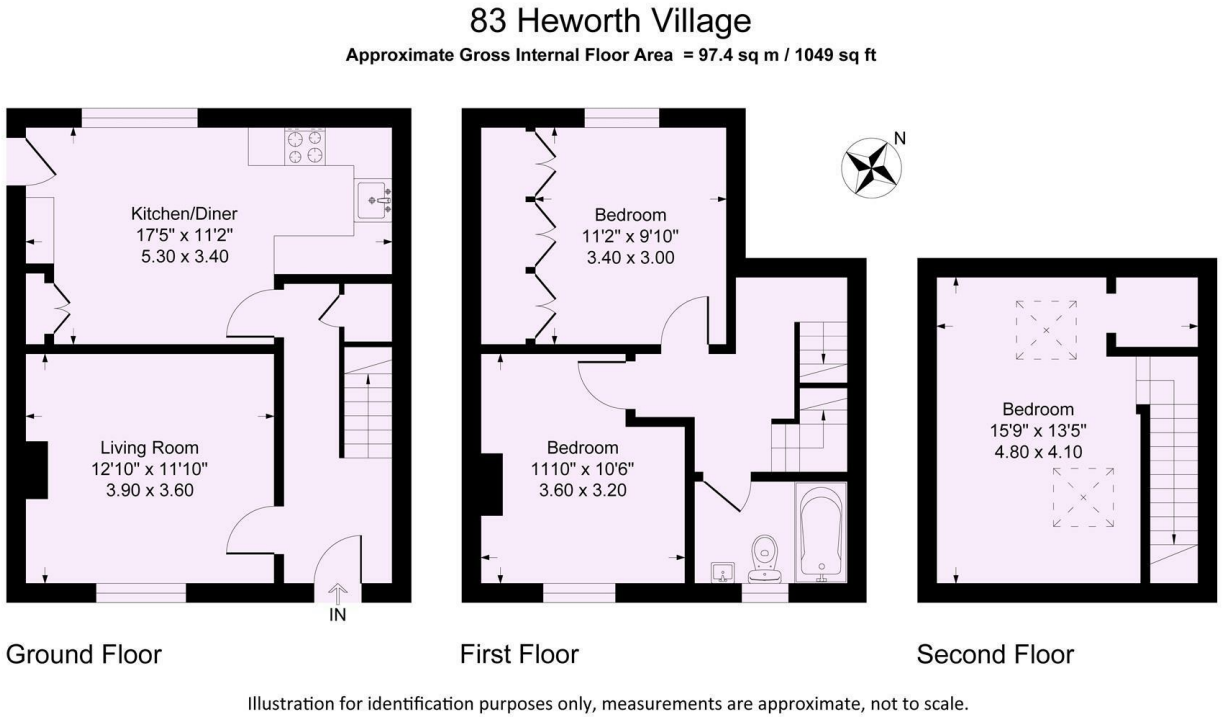
Pear Tree Cottage has been sympathetically updated over the years while retaining a wealth of period character. The accommodation is arranged over three floors and comprises a welcoming reception room and dining kitchen to the ground floor, two bedrooms and a house bathroom to the first floor, together with a spacious attic bedroom on the second floor.

- Attractive Period Cottage
- Excellent Location
- Living Room
- Dining Kitchen
- Two First Floor Double Bedrooms
- House Bathroom
- Large Attic Bedroom
- Front and Secluded Rear Garden
- Local Shops and Amenities
- NO ONWARD CHAIN

Guide Price £450,000

Tenure: Freehold

Council Tax Band: C







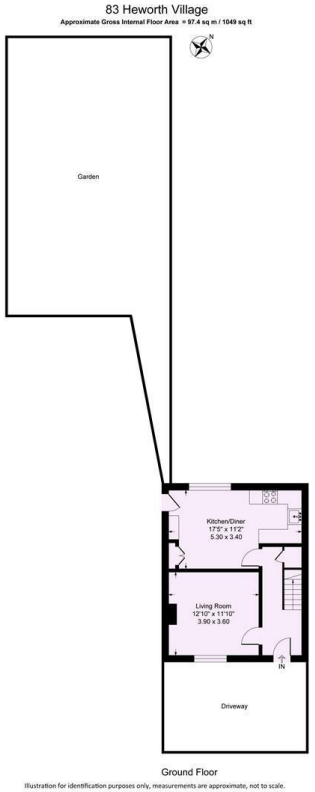


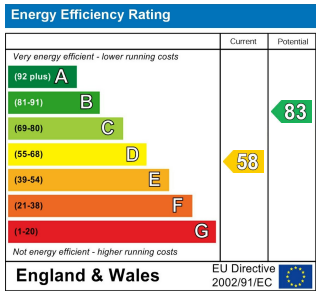




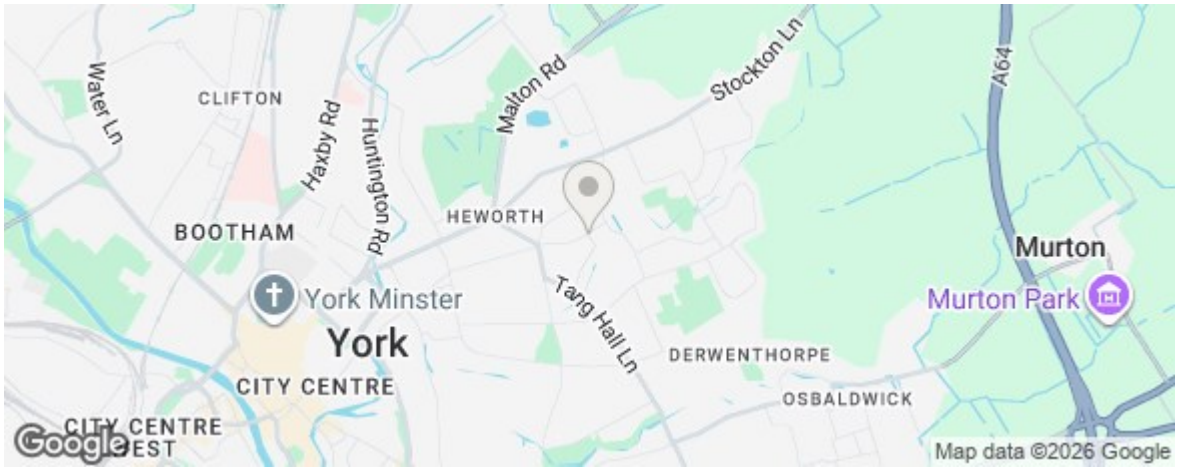












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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any 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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