



HUDSON  
MOODY

159 Westfield Place, York YO24 3HN

## Westfield Place

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft

AN EXCEPTIONAL, SUPERBLY REFURBISHED FOUR BEDROOM SEMI-DETACHED HOUSE situated within easy reach of all the shops, schools and other amenities available within Acomb village.

The house offers spacious living accommodation with three first floor bedrooms, shower room and a converted top floor bedroom with en-suite bathroom, together with low maintenance gardens, attached garage and ample off street parking.

- Superbly Presented Semi-Detached House
- Excellent Location Close to Acomb Village
- Cosy Living Room with Wood Burning Stove
- Open Plan Dining Area and Beautifully Fitted Kitchen
- Two Generous First Floor Bedrooms
- Small Double or Single Room
- Shower Room
- Second Floor Attic Bedroom with En-Suite Bathroom
- Attached Single Garage and Parking
- Low Maintenance Predominantly Paved Gardens

**Guide Price £350,000**

**Tenure: Freehold**

**Council Tax Band: B**

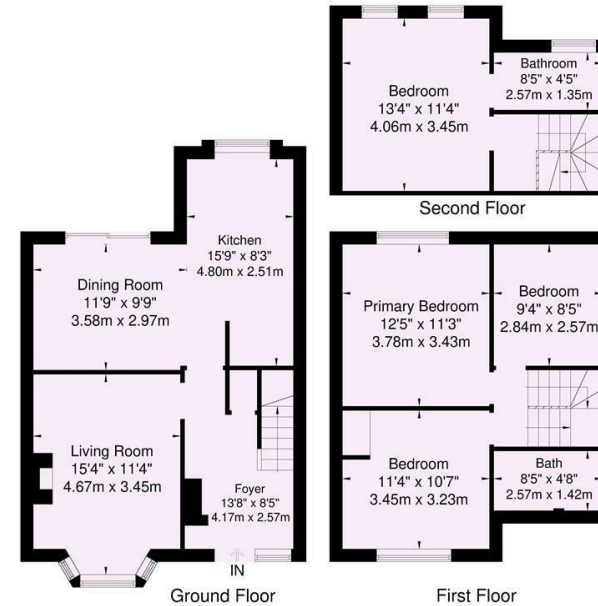
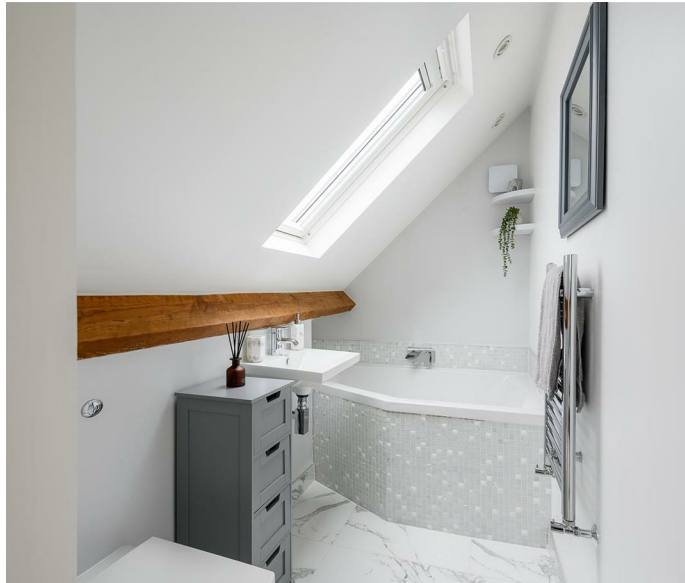


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





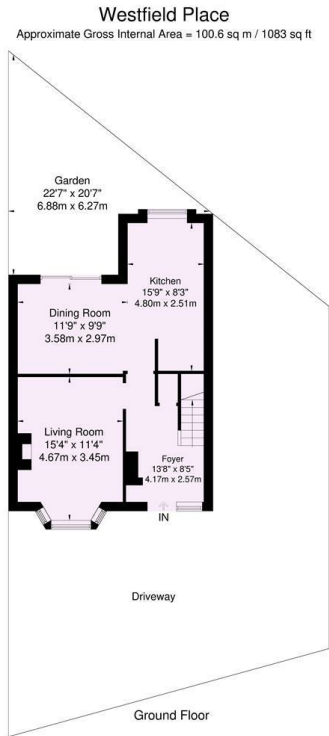


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient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