



83 Heworth Village, York YO31 1AN

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This charming Grade II Listed 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 Grade II 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**

## 83 Heworth Village

Approximate Gross Internal Floor Area = 97.4 sq m / 1049 sq ft

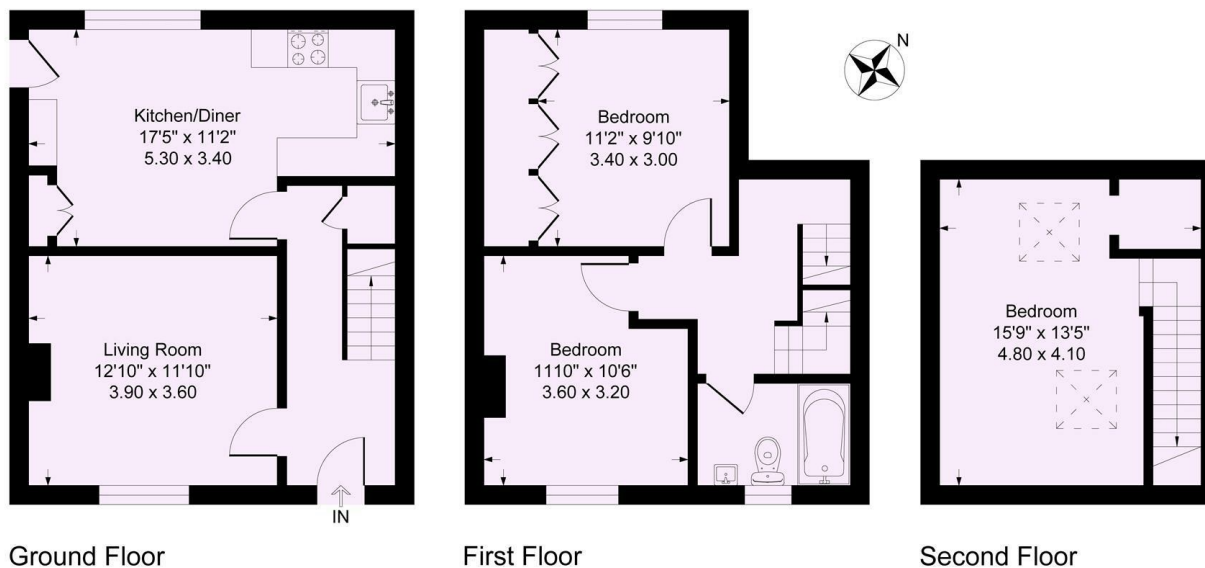
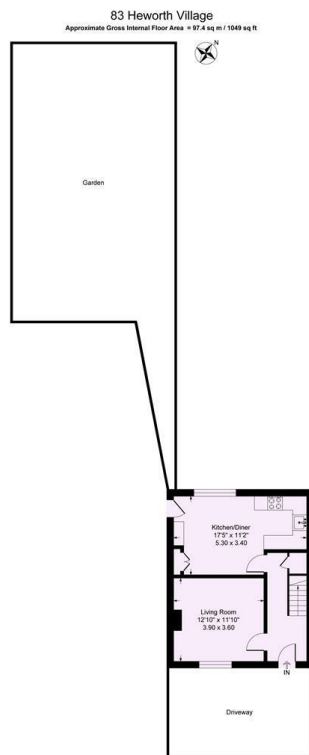


Illustration for identification purposes only, measurements are approximate, not to scale.

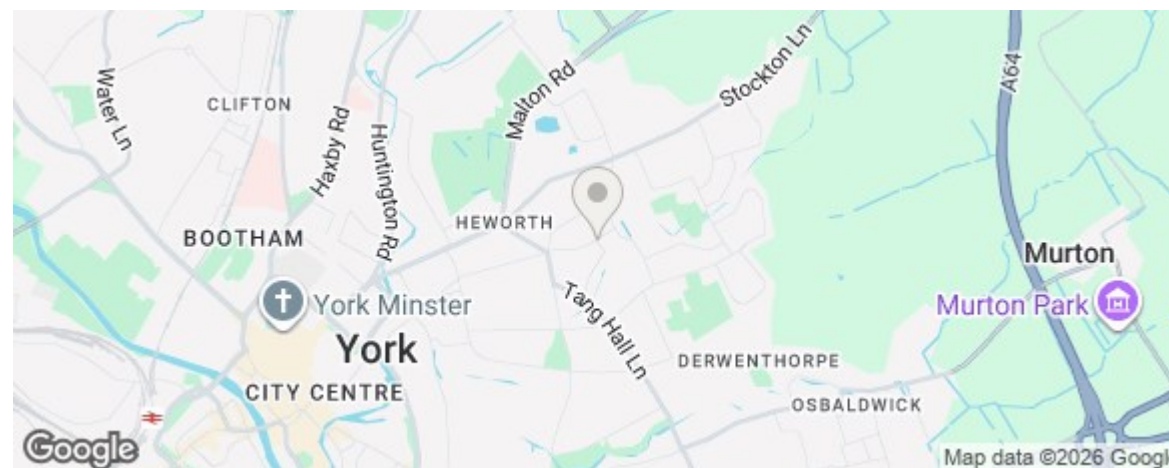






(Illustration for identification purposes only, measurements are approximate, not to scale)

| 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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