



HUDSON  
MOODY

16 Moorgate, York YO24 4HR

## 16 Moorgate

Approximate Gross Internal Area = 95.5 sq m / 1027 sq ft

\*\*\* VIEWING RECOMMENDED \*\*\* A most attractive SEMI-DETACHED PROPERTY situated in a convenient location between Holgate and Acomb village and within easy reach of York city centre. The house is beautifully presented and offers spacious semi-open plan living accommodation on the ground floor with three good sized double bedrooms and attractive enclosed gardens.

- Immaculately Presented Semi-Detached House
- Light and spacious living through dining room with log burning stove
- Contemporary Kitchen
- Ground Floor Cloakroom
- Three well proportioned double bedrooms
- Stylish Family Bathroom
- Good sized, private garden with patio, lawn and allotment area
- Summer house with electric
- Driveway
- Excellent location within easy reach of a wealth of amenities, the ring road and York city centre

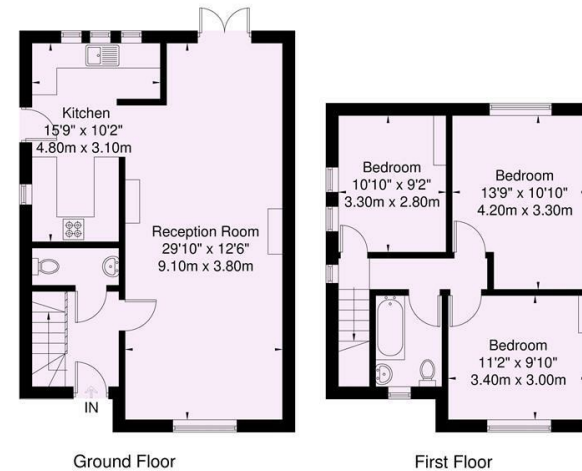


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

**Offers In Excess Of £475,000**

**Tenure: Freehold**

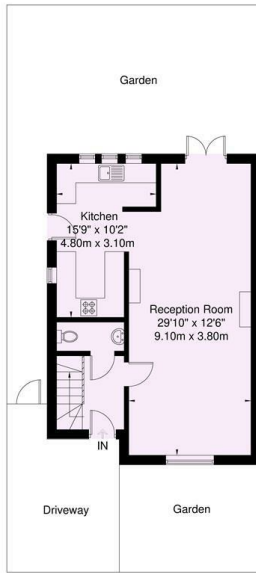
**Council Tax Band: D**





**16 Moorgate**

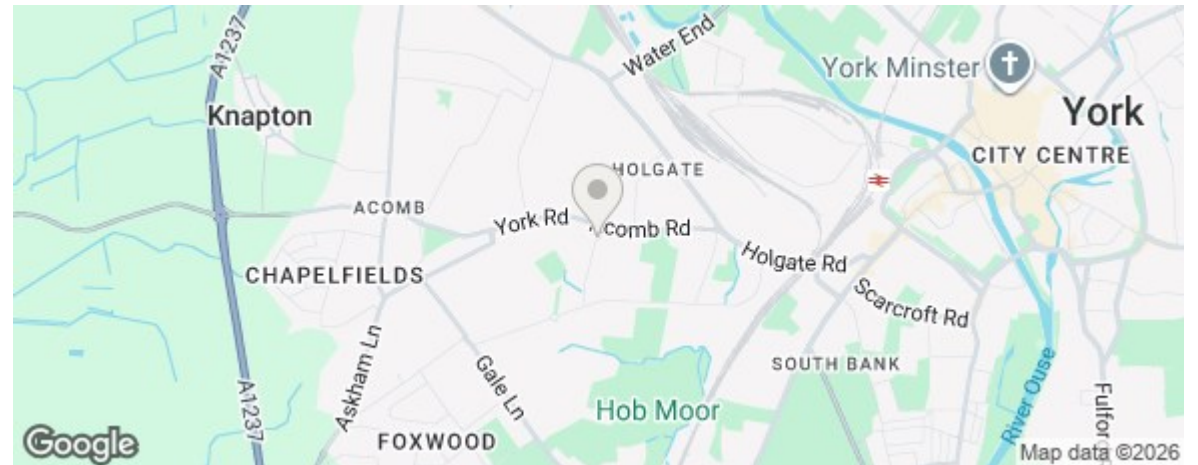
Approximate Gross Internal Area = 53.2 sq m / 572 sq ft



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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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