



HUDSON  
MOODY

66 The Green, Acomb, York YO26 5LR

Situated close to The Green in Acomb is this attractive cottage style period property that has been sympathetically updated over recent years to provide a charming home in a convenient location.

The house offers a modern kitchen, generous living room, two bedrooms and modern bathroom, together with a long rear garden and parking to the side.

- Charming Period Cottage
- Pleasant Locaton
- Living Room
- Fitted Dining Kitchen
- Two Bedrooms
- Modern House Bathroom
- Long Rear Garden
- Off Street Parking
- Close to Shops and Services in Acomb Village
- Easy Access to York and Outer Ring Roads.

**Guide Price £250,000**

**Tenure: Freehold**

**Council Tax Band: B**

## 66 The Green

Approximate Gross Internal Floor Area = 57.3 sq m / 617 sq ft

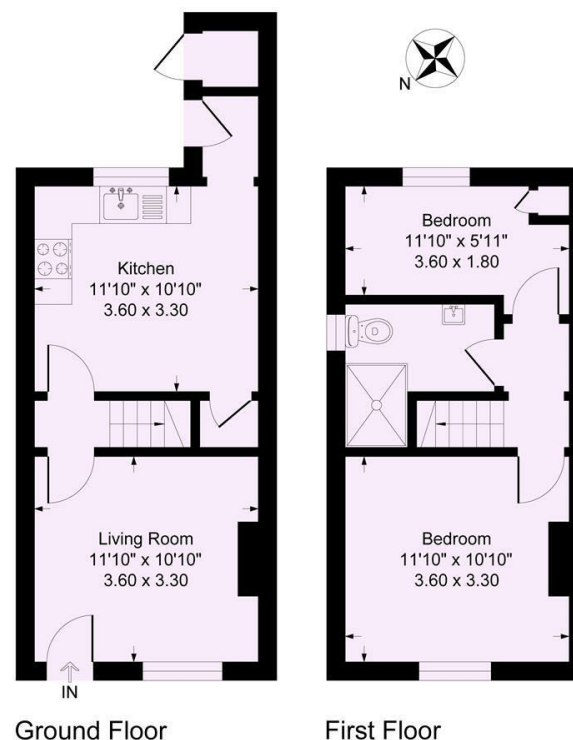
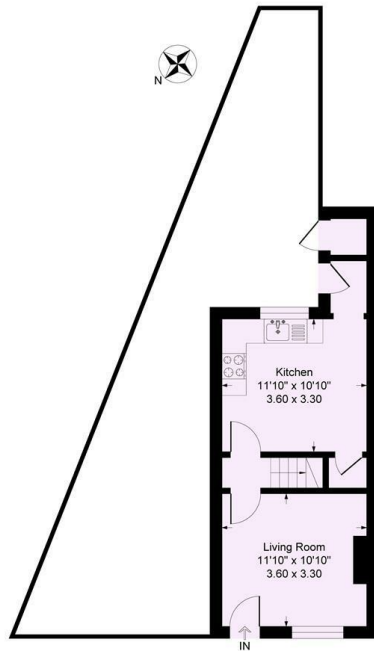


Illustration for identification purposes only, measurements are approximate, not to scale.





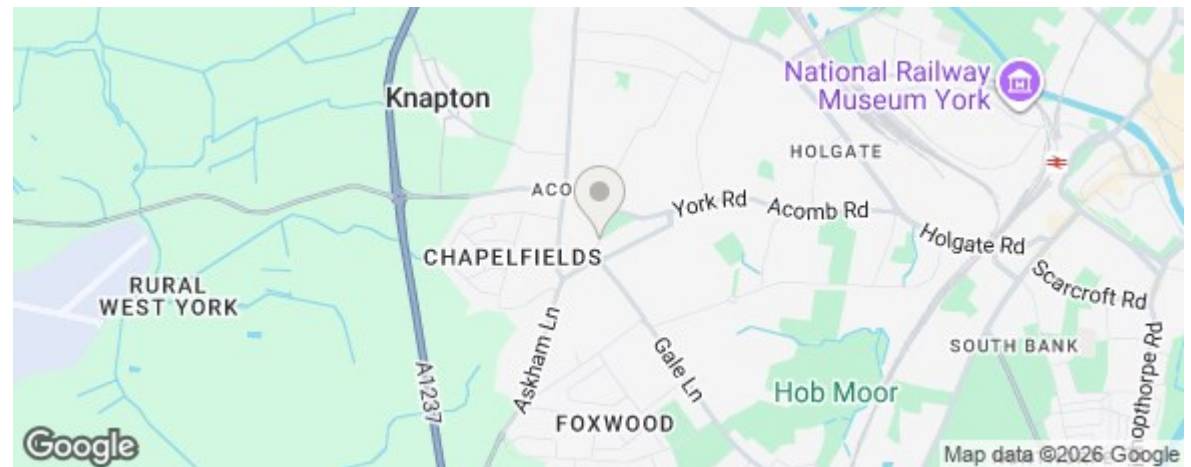
# 66 The Green Approximate Gross Internal Floor Area = 57.3 sq m / 617 sq ft



Ground Floor

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>                          |           | <b>90</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>66</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



HUDSON  
MOODY

## IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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.
- 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.

58 Micklegate  
York  
YO1 6LF

01904 650650

property@hudson-moody.com