



HUDSON
MOODY

1 Low Mill Close, York YO10 5JN

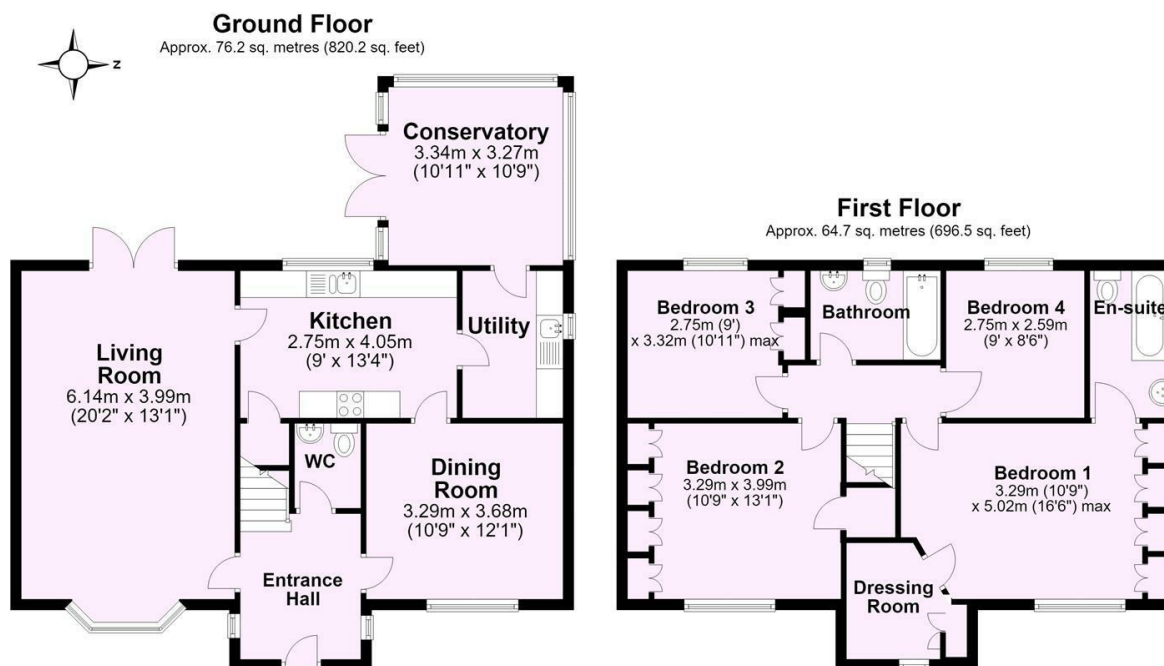
An immaculately presented four bedroom detached family home built by Persimmon Homes, situated in an attractive position overlooking a green. The property is ideally located close to the University of York campus and the charming, characterful Heslington Village, with easy access to the outer ring road and York city centre.

- Immaculately Presented Modern Detached House
- Living Room
- Dining Room
- Fitted Kitchen
- Utility Room
- Conservatory/Garden Room
- Master Bedroom Suite
- Second Double Bedroom and Two Single Bedrooms
- House Bathroom
- Beautifully Maintained Gardens and Double Garage

Guide Price £550,000

Tenure: Freehold

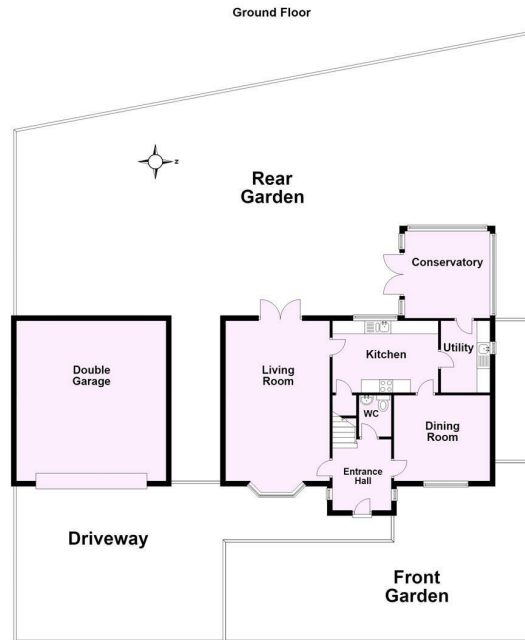
Council Tax Band: E



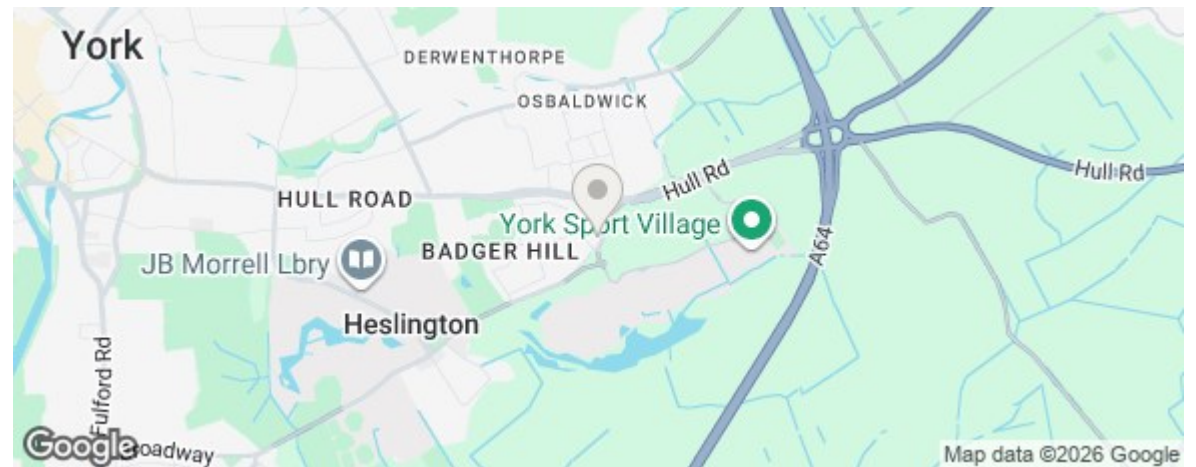
Total area: approx. 140.9 sq. metres (1516.7 sq. feet)







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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com