

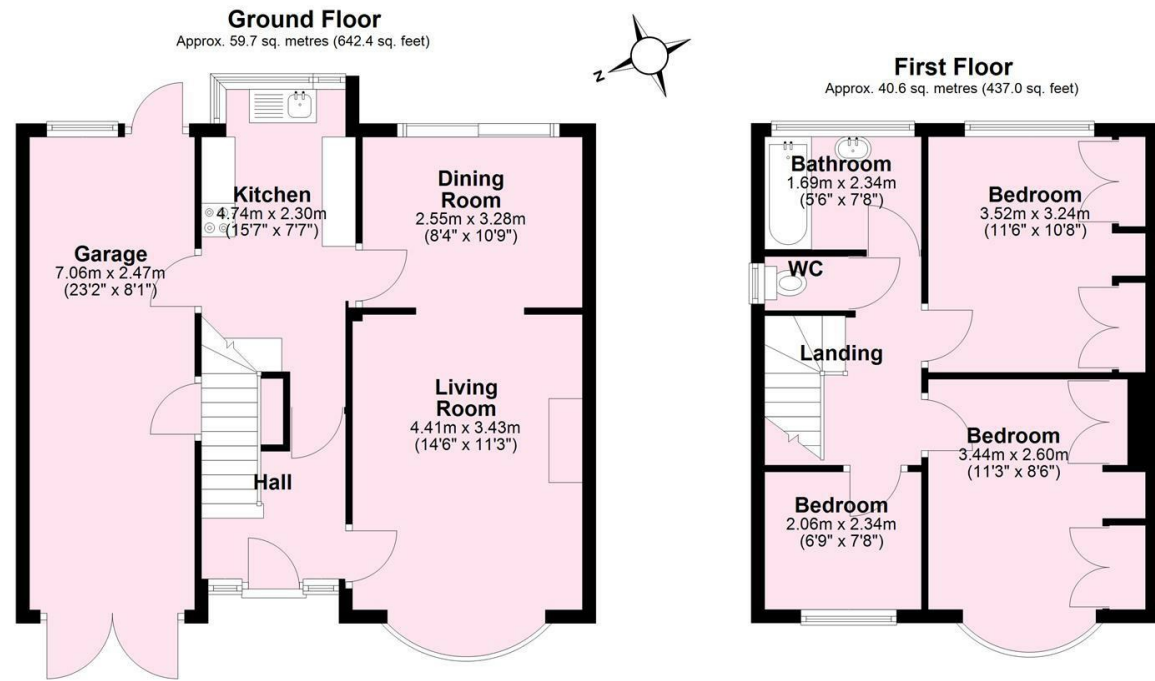


HUDSON  
MOODY

22 Howe Hill Close, York YO26 4SN

**\*\*\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*\*\*** A spacious three bedroom semi-detached family home, with large rear garden and in need of updating. The property is conveniently placed for York City Centre, the railway station and Acomb Front Street.

- Offered For Sale With No Onward Chain
- Generous Rear Garden
- In Need Of Modernisation
- Large Attached Single Garage
- Two Reception Rooms
- Two Double Bedrooms & One Single
- Driveway Providing Off-Road Parking
- Bathroom & Separate WC
- Conveniently Placed For York City Centre, The Railway Station & Acomb Front Street
- Early Viewing Highly Recommended



Total area: approx. 100.3 sq. metres (1079.4 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.

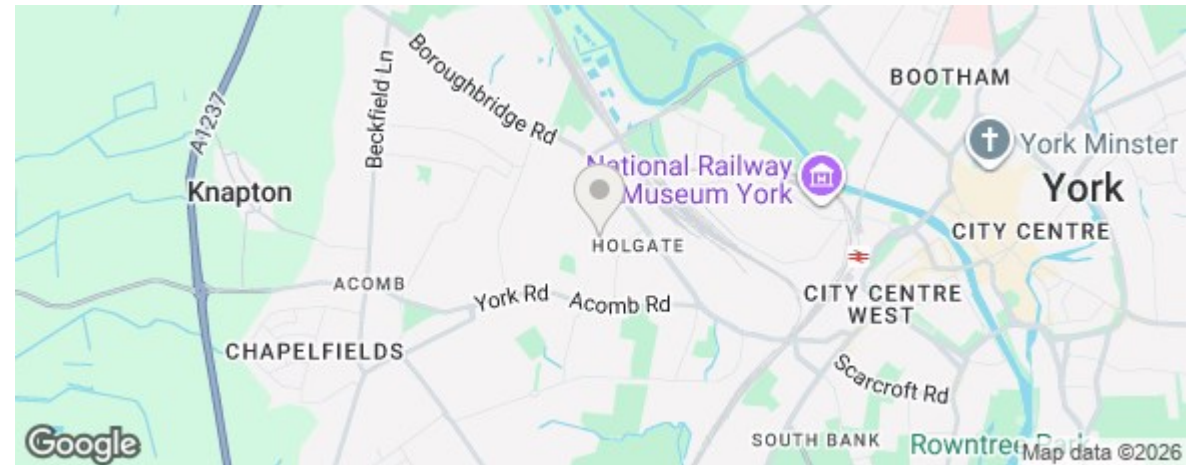
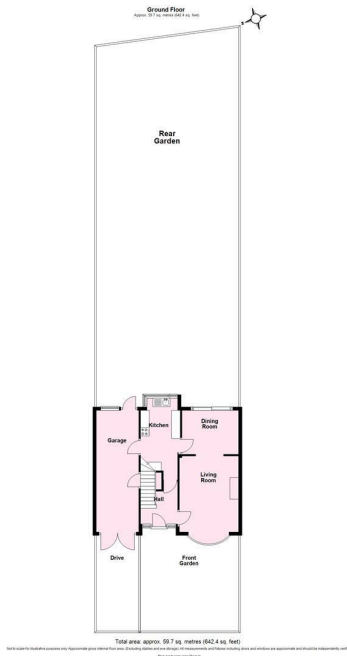
**Offers Over £300,000**

**Tenure: Freehold**

**Council Tax Band: C**







| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            | 74        |
| (55-68) D                                   |  | 55                         |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

#### 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.

**HUDSON  
MOODY**

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