



HUDSON  
MOODY

9 The Paddock, York YO26 6AW

A SURPRISINGLY LIGHT AND SPACIOUS CHALET STYLE SEMI-DETACHED HOUSE situated a little off Boroughbridge Road in a very pleasant residential location.

The house is in great order and offers bright, modern accommodation including a 17ft living room, separate dining room, 17ft kitchen and a ground floor double bedroom, whilst on the first floor there are two double bedrooms, bathroom and three storage areas.

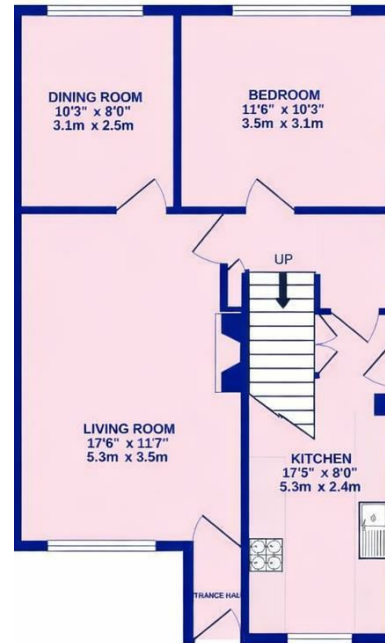
- Superbly Presented Semi-Detached Chalet
- Excellent Location off Boroughbridge Road
- 17ft Living Room with Picture Window
- Separate Dining Room
- Internal Lobby
- 17ft Modern Kitchen with Appliances
- Ground Floor Double Bedroom
- Two First Floor Double Bedrooms
- Spacious House Bathroom
- Immaculate Gardens. Off Road Parking & Single Garage

**Guide Price £350,000**

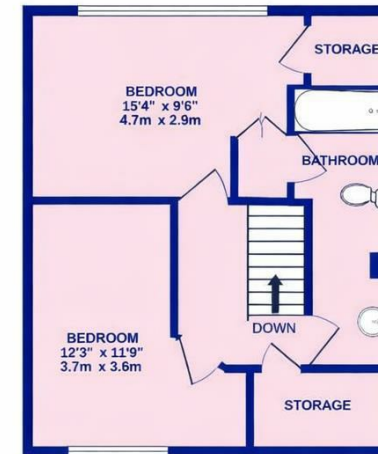
**Tenure: Freehold**

**Council Tax Band: C**

GROUND FLOOR  
588 sq.ft. (54.6 sqm.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sqm.) approx.



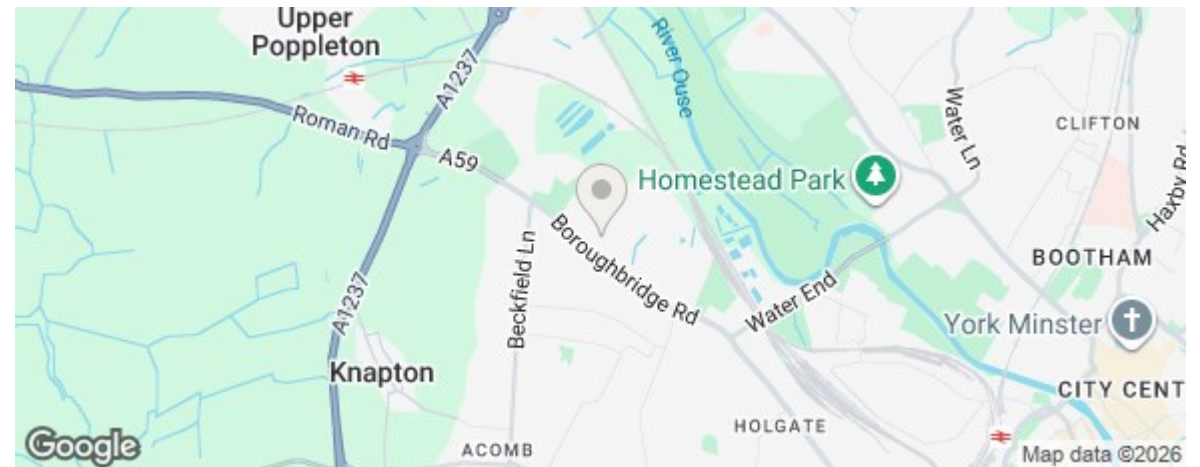
TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the program, measurements of rooms and any other items and approximations, it is noted in the plan this garage area set forms part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances, systems and appliances shown have not been tested and not guaranteed as to their operability.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 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.

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