



HUDSON
MOODY

42 Holly Bank Road, Holgate, York YO24 4EB

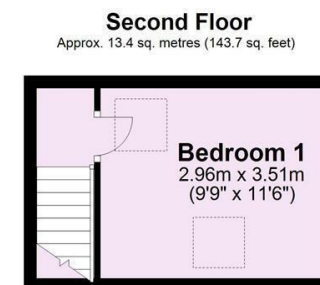
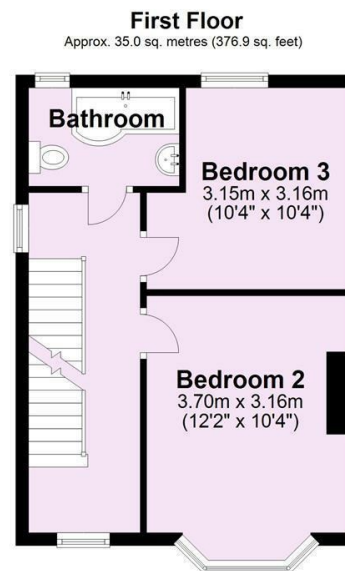
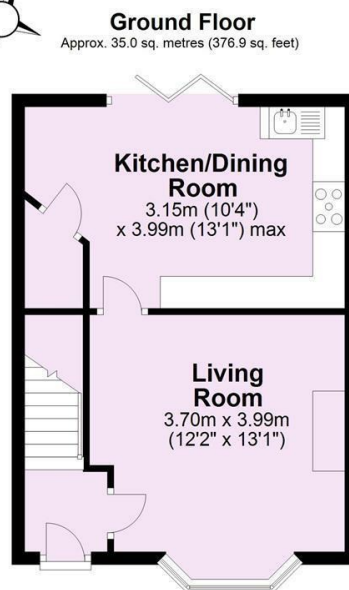
Set in the highly sought-after Hob Moor area of York, just off Tadcaster Road, this well presented mid terrace home offers spacious and versatile accommodation across three floors.

- Modern Terraced House
- Original Features
- Living Room with Open Fire
- Good Sized Dining Kitchen with Bi-fold Doors to Garden
- Two First Floor Double Bedrooms
- Modern House Bathroom
- Attic Room Suitable as an Office or Third Bedroom
- Off Street Parking to Front
- Enclosed Lawned Garden
- Good Access to York City Centre

Guide Price £325,000

Tenure: Freehold

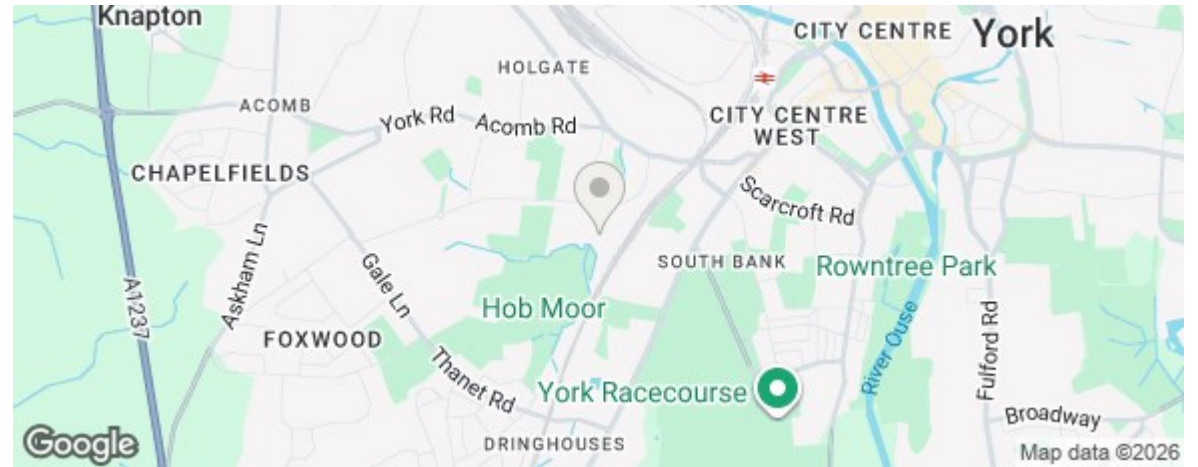
Council Tax Band: B



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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