86 Moor Lane, York YO24 2QY

HUDSON
MOODY

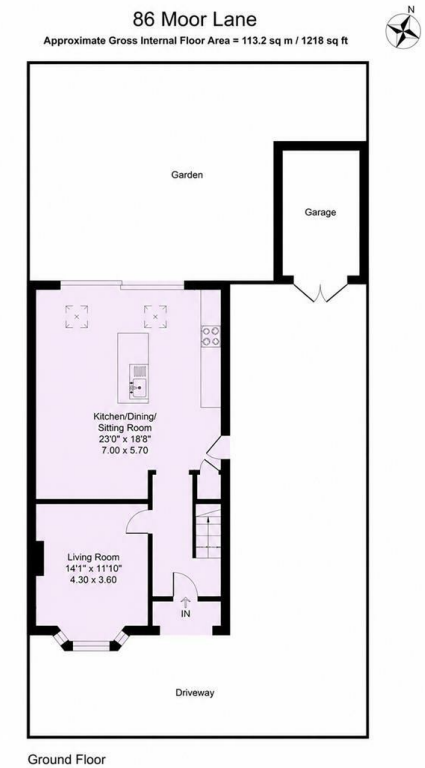
A superbly updated and extended traditional bay-fronted semi-detached home, ideally situated in the highly sought-after Woodthorpe area of York. The property offers excellent access to York city centre and the A64, while a range of local amenities are within easy reach, including a post office, cafés, restaurants, and nearby parks, making it an ideal location for both families and professionals.

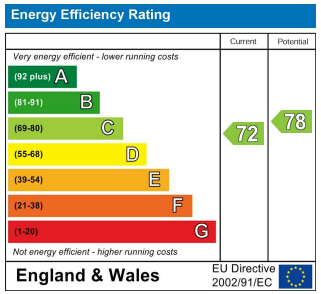
- Beautifully Modernised and Extended Home
- Separate Sitting Room
- Large Open Plan Kitchen, Dining and Family Area
- Two Double Bedrooms
- Single Bedroom or Office / Nursery
- House Bathroom
- Separate WC
- Generous Gardens
- Single Garage and Ample Parking
- Convenient Location

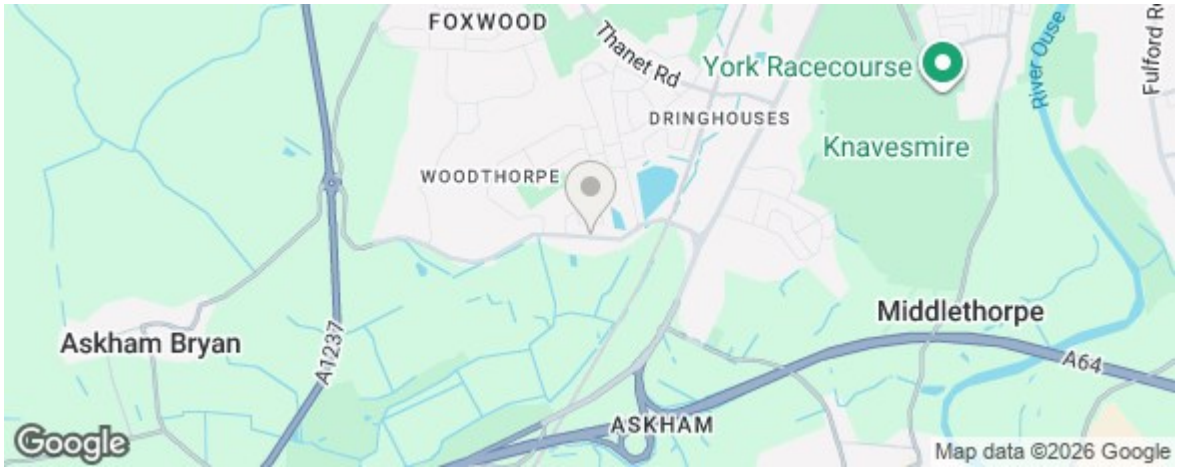
Offers In Excess Of £450,000

Tenure: Freehold

Council Tax Band: C







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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