



HUDSON
MOODY

95 Heslington Road, York YO10 5AX

95 Heslington Lane

Approximate Gross Internal Area = 120.3 sq m / 1294 sq ft

*** VIEWING RECOMMENDED *** Situated in an excellent location for easy access to York city centre is this charming END TERRACE PERIOD TOWNHOUSE that offers a spacious living accommodation with four bedrooms, forecourt and generous rear courtyard garden.

- Charming End Terraced Period Cottage
- Sympathetically Updated Retaining Period Features
- Living Room. Dining Room with Aga
- Fitted Kitchen. Lobby and Ground Floor Cloakroom
- Two First Floor Bedrooms
- House Bath and Shower Room
- Two Second Floor Bedrooms
- Under Eaves Storage
- Front and Rear Courtyards
- Close to University and City Centre



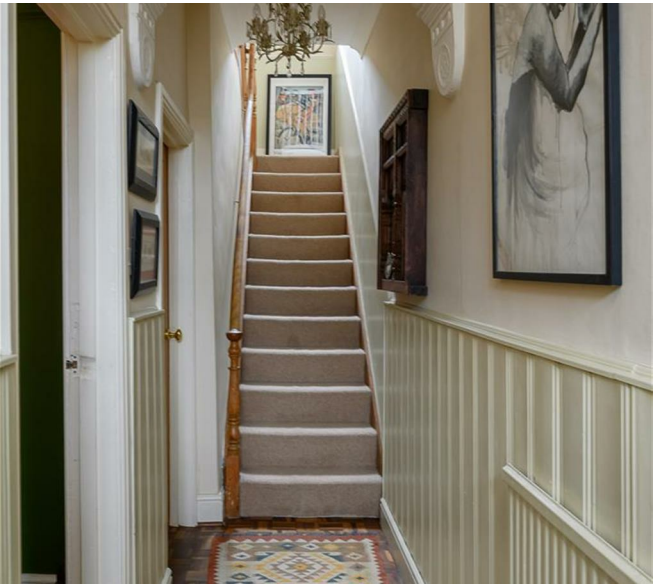
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Guide Price £525,000

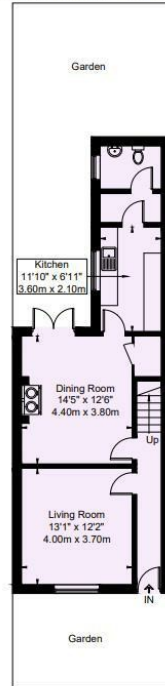
Tenure: Freehold

Council Tax Band: D





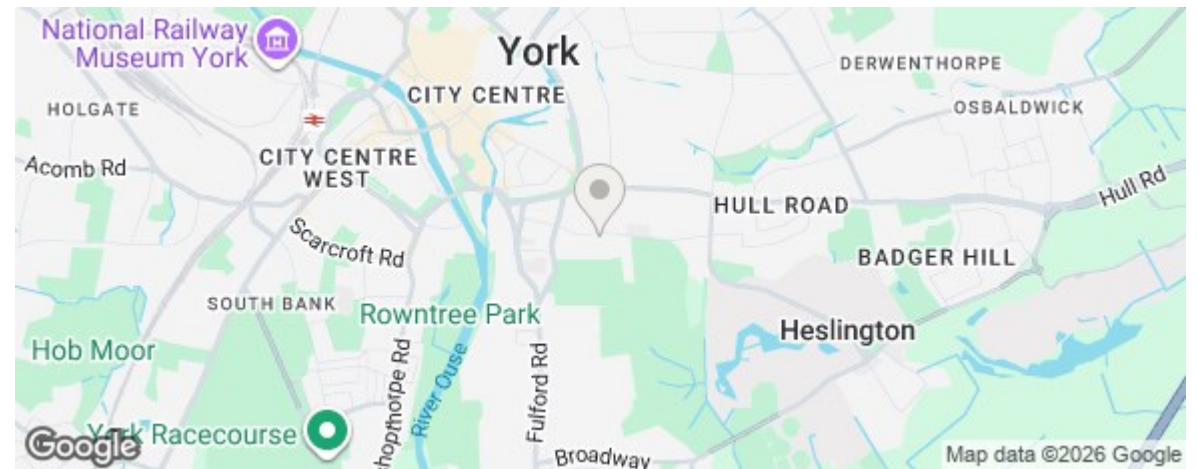
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Ground Floor

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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		
England & Wales	EU Directive 2002/91/EC	



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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.

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