



HUDSON
MOODY

1 Thirkleby Way, York YO10 3PU

Situated within the small village of Osbaldwick on the outskirts of York is this traditional bow fronted SEMI-DETACHED HOUSE that provides two reception room, kitchen, two double bedrooms and a single room or office.

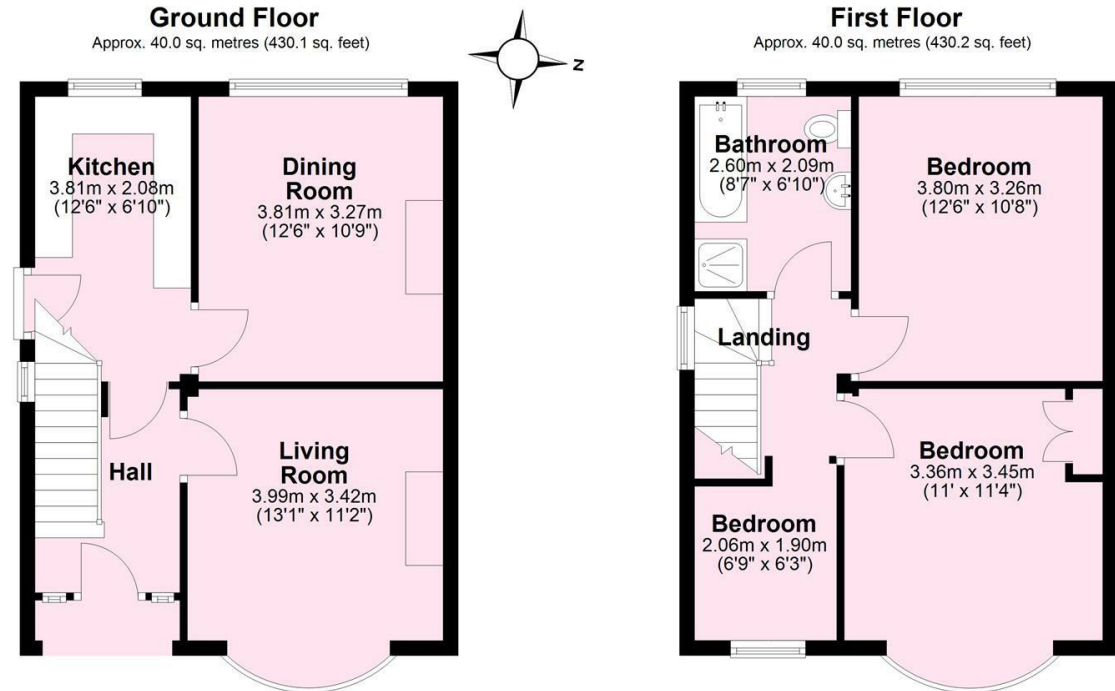
The house is situated in a convenient location within easy reach of York and the A64 that feeds to the motorway network.

- Traditional Semi-Detached House
- Village Location
- Separate Living Room
- Separate Dining Room
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Single Room/Office
- Bathroom with Shower and Bath Tub
- Front and Rear Gardens
- Driveway for Off Street Parking.

Guide Price £325,000

Tenure: Freehold

Council Tax Band: C

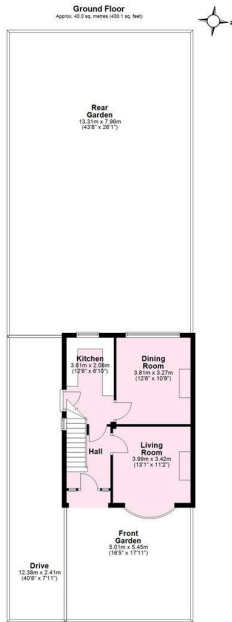


Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

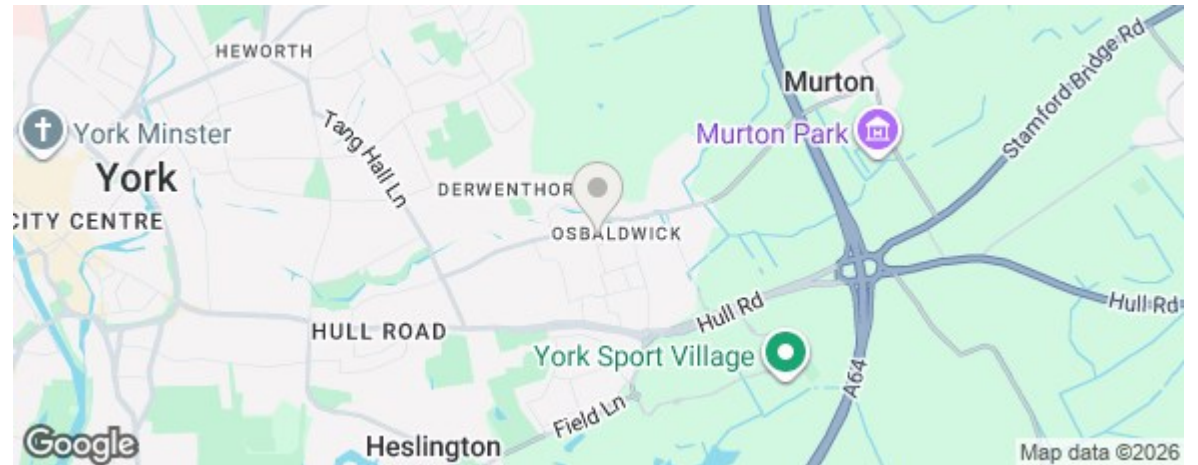
Plan produced using PlanUp.







Total area: approx. 40.0 sq. metres (430.1 sq. feet)
Note: Plans for illustration purposes only. Approximate gross internal floor area. Excluding external areas. Measurements and areas including glass and windows are approximate and should be independently verified. Plans produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**HUDSON
MOODY**

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