



HUDSON
MOODY

2 Lynden Way, York YO24 4HQ

An immaculately presented modern detached house, occupying a desirable corner plot in a highly sought-after location in York, located in Holgate and immediately adjacent to Acomb Village.

The property is surrounded by private gardens, with mature hedging and trees providing a high degree of privacy, and offers well-balanced accommodation throughout, briefly comprising two reception rooms, a dining kitchen, an integral garage, four bedrooms including a master bedroom with en-suite shower room and fitted closet. A lawned garden and driveway provide off-street parking and lead to the single garage, with the covered porch and front door positioned to the side.

- Impressive Modern Detached House
- Excellent Location in Holgate and immediately adjacent to Acomb Village
- Two Reception Rooms
- Impressive Dining Kitchen.
- Integral Garage and Ground Floor WC.
- En-Suite Master Bedroom
- Two Further Double Bedrooms and Single Room or Office
- Attractive Enclosed Gardens
- Easy Access to York City Centre
- Good Local Shops and Services Within Acomb Village

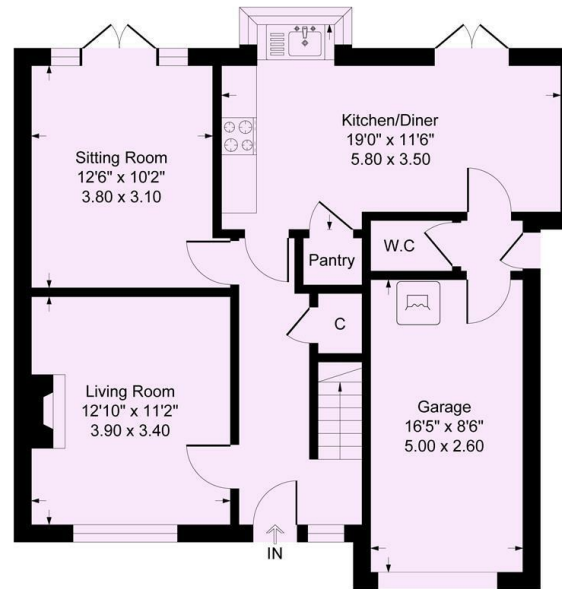
Guide Price £550,000

Tenure: Freehold

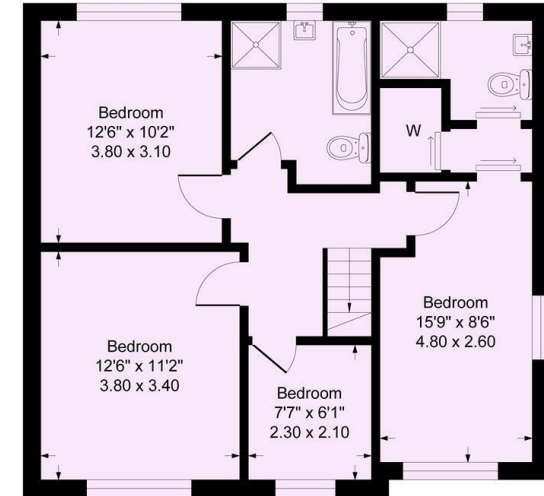
Council Tax Band: D

2 Lynden Way

Approximate Gross Internal Floor Area = 134.8 sq m / 1451 sq ft



Ground Floor

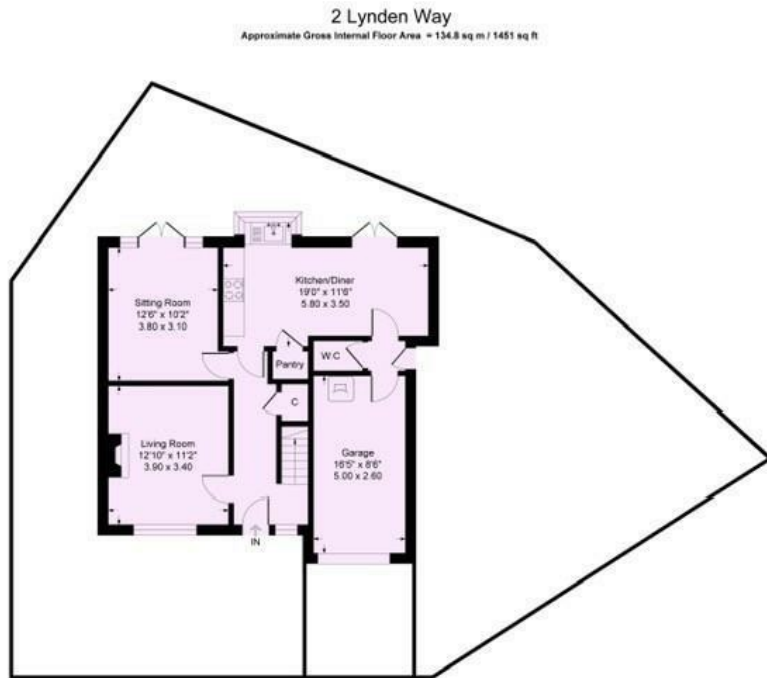


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



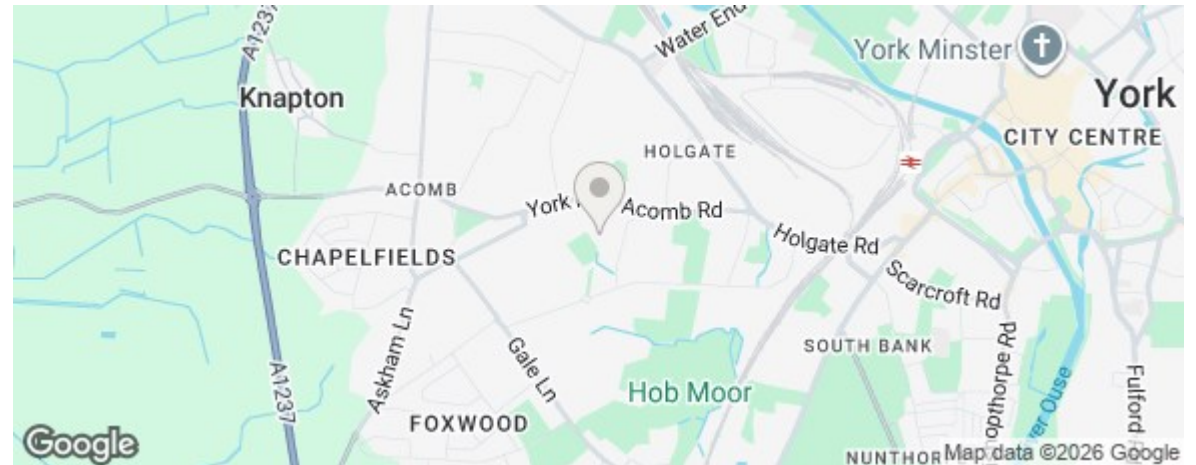




Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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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