



HUDSON  
MOODY

45 Eden Close, York YO24 2RD

A beautifully presented MODERN TERRACED HOUSE situated within the popular Woodthorpe area of York. The house has a large open plan living and dining room, fitted kitchen and a conservatory to the ground floor, whilst to the first floor there are two generous double bedrooms and the house bathroom.

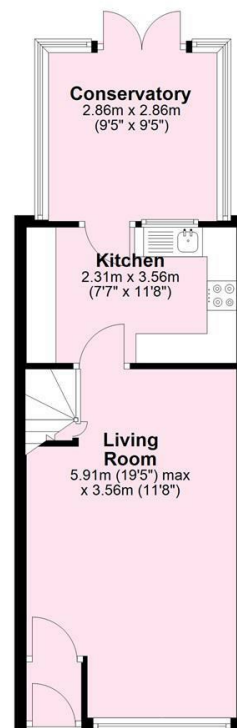
- Mid-Terraced House
- Spacious Open Plan Living and Dining Room
- Modern fitted Kitchen
- Conservatory
- Two Double Bedrooms
- Immaculate House Bathroom
- Low Maintenance Rear Garden
- Off Street Parking
- Popular Residential Location
- Good Communication Links

**Offers Over £240,000**

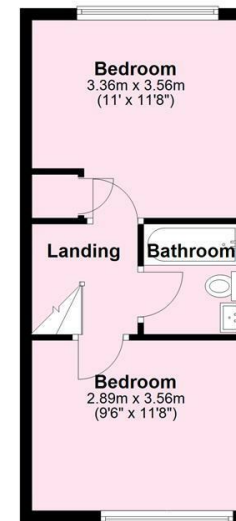
**Tenure: Freehold**

**Council Tax Band: B**

**Ground Floor**  
Approx. 38.1 sq. metres (410.2 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (319.1 sq. feet)



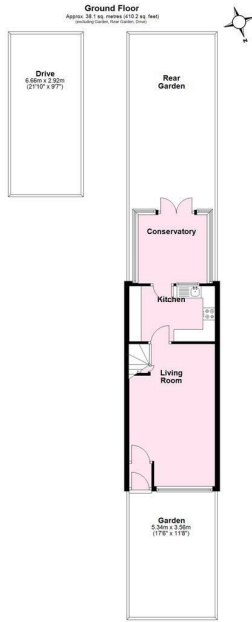
Total area: approx. 67.8 sq. metres (729.3 sq. feet)

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.

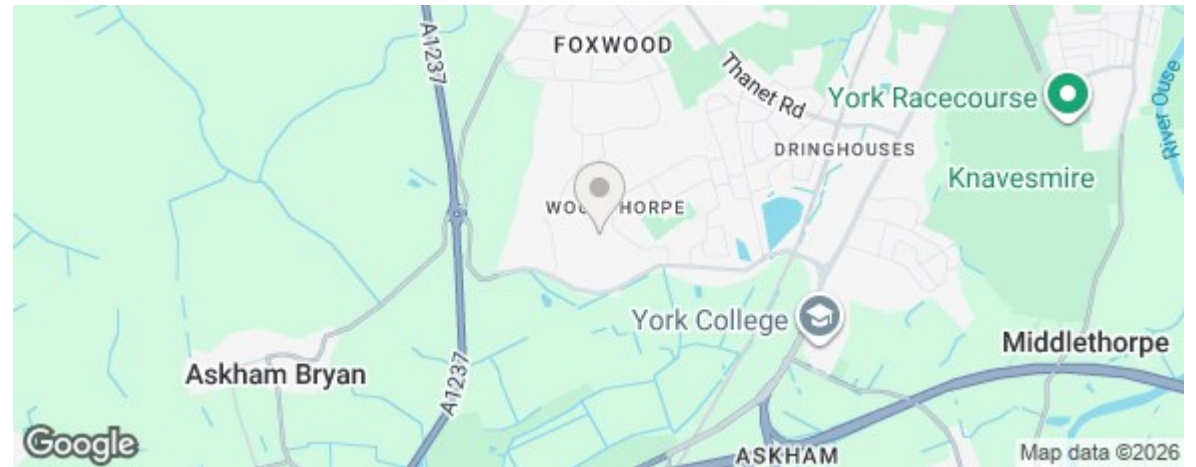
Plan produced using PlanUp.







Total area: approx. 38.1 sq. metres (410.2 sq. feet)  
Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excludes: porches and car garages). All measurements and figures including area and window size 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			87
(69-80) C		70	
(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	

**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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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**