



HUDSON  
MOODY

Newholme, 13 Hambleton Avenue, York YO10 3PP

A beautifully presented two bedroom semi detached home with a large garden. Situated in the sought after residential area of Osbaldwick, lying to the East of York city centre

- Traditional Bay Fronted Semi Detached Home
- Stylish Decoration Throughout
- Well Appointed Living Room
- Open Kitchen and Dining Room
- Two Double Bedrooms
- Family Bathroom
- Off Street Parking
- Substantial Garden with Garage and a Further Enclosed Garden Ideal for Young Families
- Easy Access to York, the A64, Well Regarded Schools and Local Amenities

**Guide Price £300,000**

**Tenure: Freehold**

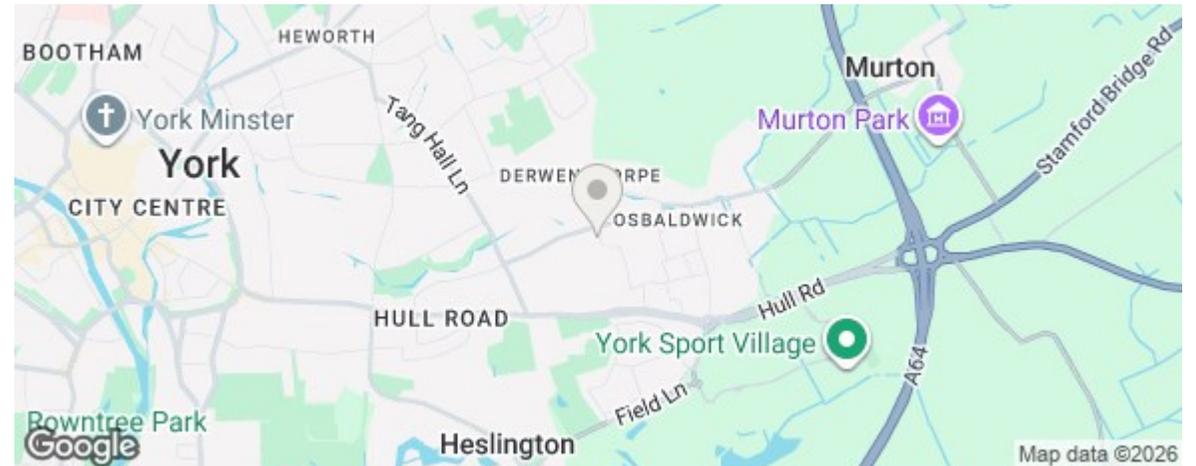
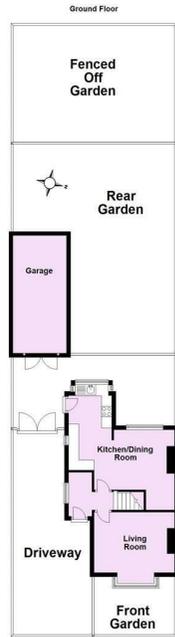
**Council Tax Band: B**



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(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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