



HUDSON
MOODY

95 Tedder Road, York YO24 3JE

95 Tedder Road

Approximate Gross Internal Area = 134.3 sq m / 1445 sq ft
(Including Garage)

A spacious family home, with side and rear extension, open plan kitchen dining area, five bedrooms, garage and a delightful rear garden. Situated in the popular residential area of Foxwood.

- Extended Family Home
- Generously Sized Living Room with Log Burning Stove
- Open Plan Kitchen Dining Room Overlooking the Garden
- Five Well Proportioned Bedrooms, the Principle with En-suite Shower Room
- Family Bathroom
- A Beautifully Maintained Rear Garden with Planted Borders and Sunny Seating Area
- Carport and Garage
- Ample off Street Parking for Three Cars
- Fantastic Amenities Including Local Supermarkets. Pub, Eateries and a Frequent Bus Service Direct to York Station
- Approximately 3 Miles from York City Centre

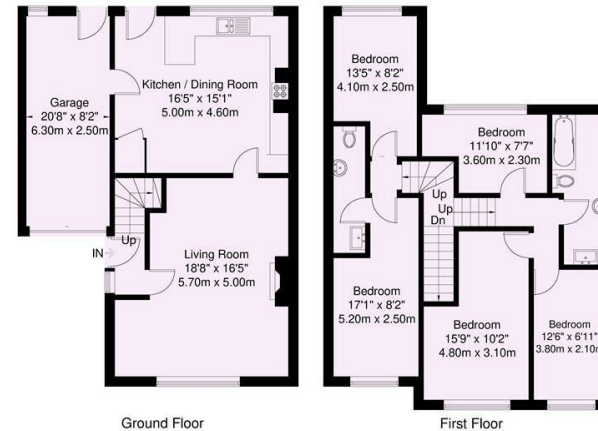


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Offers Over £350,000

Tenure: Freehold

Council Tax Band: C





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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 | | 72 | 80 |
| (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 | |



**HUDSON
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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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