



HUDSON  
MOODY

7 Slessor Road, York YO24 3JJ

A well-presented modern three storey TOWN HOUSE set in a quiet residential road in the Foxwood area of York.

- Modern Three Bedroom Townhouse Arranged Over Three Floors
- Ground Floor Shower Room & Single Bedroom/Study
- Utility Room
- First Floor Living Room
- Modern Open Plan Kitchen Diner
- Two En-Suite Double Bedrooms on 2nd Floor
- Garden and Orangery to the Rear
- Garage and Off Street Parking
- EV Charging Point
- Located on a Quiet Cul De Sac

**Guide Price £325,000**

**Tenure: Freehold**

**Council Tax Band: D**

7 Slessor Road  
 Approximate Gross Internal Floor Area = 111.9 sq m / 1205 sq ft

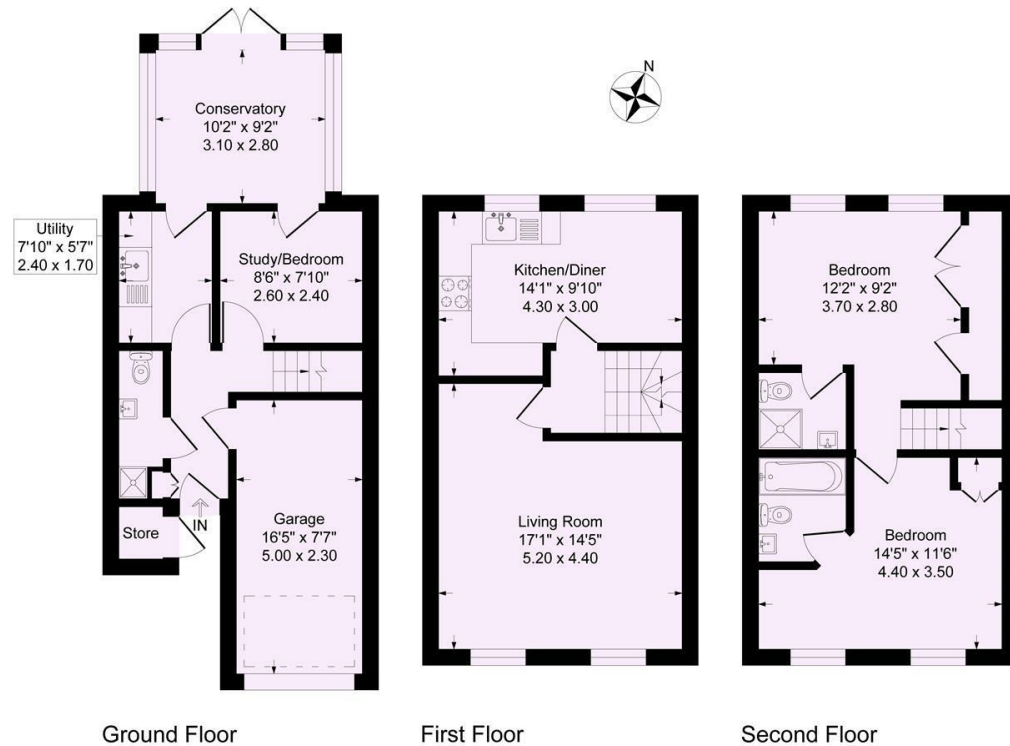
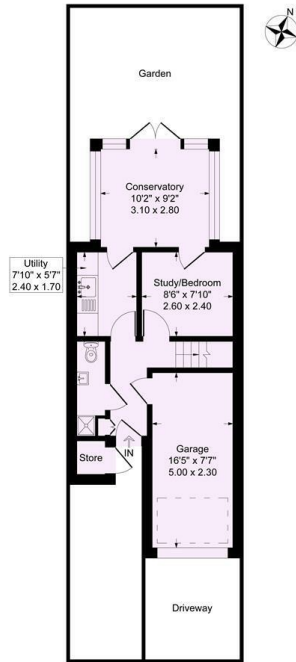


Illustration for identification purposes only, measurements are approximate, not to scale.





7 Slessor Road  
 Approximate Gross Internal Floor Area = 111.9 sq m / 1205 sq ft



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		72	76
(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  
 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**