



HUDSON  
MOODY

12 Hall Park, Heslington, York YO10 5DT

A spacious, detached family home, positioned on a corner plot with wrap around gardens. Situated in Hall Park, in Heslington Village.

- Good Sized Corner Plot Set Within a Quiet Cul-De-Sac
- Well Proportioned Rooms
- Breakfast Kitchen
- Two Reception Rooms and Conservatory
- Ground Floor Shower Room
- Three Bedrooms and Family Bathroom
- Additional Loft Room
- Tandem Garage, Off Street Parking and Residents Parking Scheme
- No Onward Chain
- Scope for Updating

**Guide Price £600,000**

**Tenure: Freehold**

**Council Tax Band: F**

12 Hall Park Heslington  
 Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft  
 Garage = 31 sq m / 333 sq ft  
 Total = 160.7 sq m / 1729 sq ft  
 (Excluding Loft)

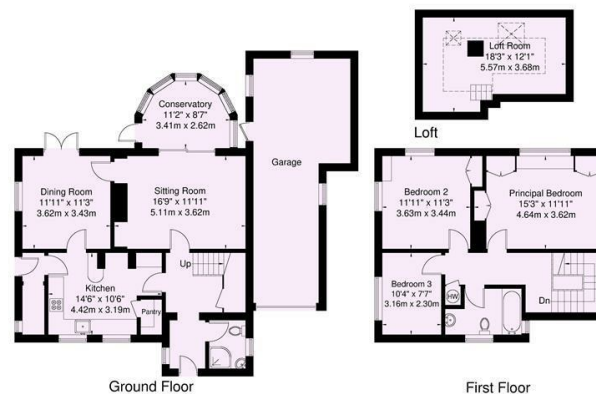


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





## 12 Hall Park Heslington

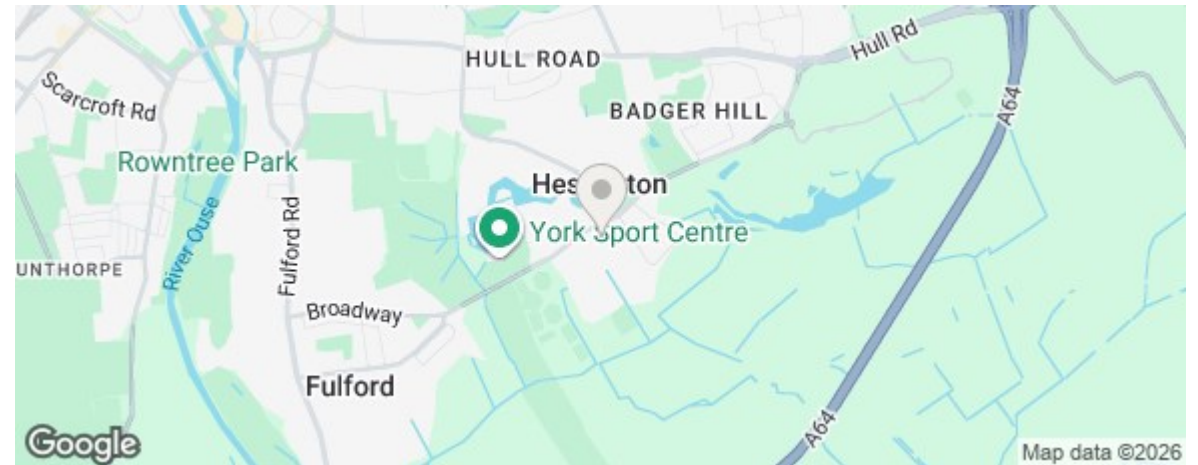
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Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	77
<b>England &amp; Wales</b>	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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