



16 Langholme Drive, York YO26 6AQ

HUDSON
MOODY

A traditional SEMI-DETACHED HOUSE backing onto trees and open countryside yet close to Boroughbridge Road and within easy reach of York city centre.

The house requires some cosmetic updating yet offers excellent potential to become a charming family home with a living room, kitchen and utility porch to the ground floor, whilst on the first floor there are two double bedrooms and a shower room. To the rear is a long lawned garden and single garage.

- Traditional Semi-Detached House
- Requires Some Updating
- Living Room
- Breakfast Kitchen. Utility Lobby
- Two Double Bedrooms
- Shower Room
- Long Lawned Garden
- Off Road Parking and Storage Sheds
- Convenient Location With Easy Access to York City Centre

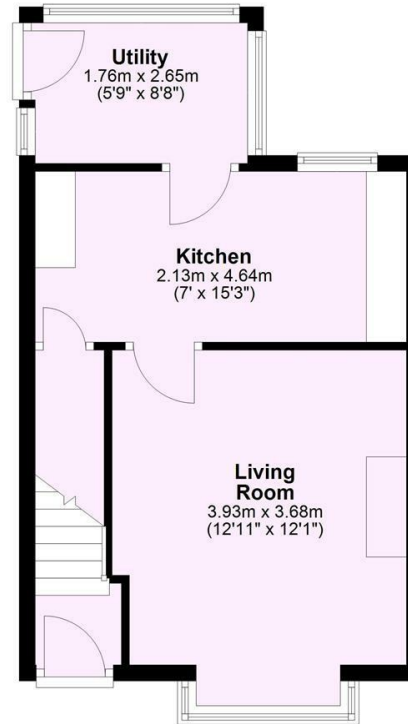
Guide Price £230,000

Tenure: Freehold

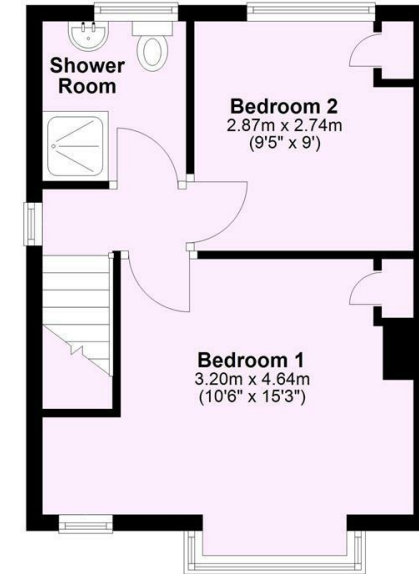
Council Tax Band: B



Ground Floor
Approx. 34.0 sq. metres (365.5 sq. feet)



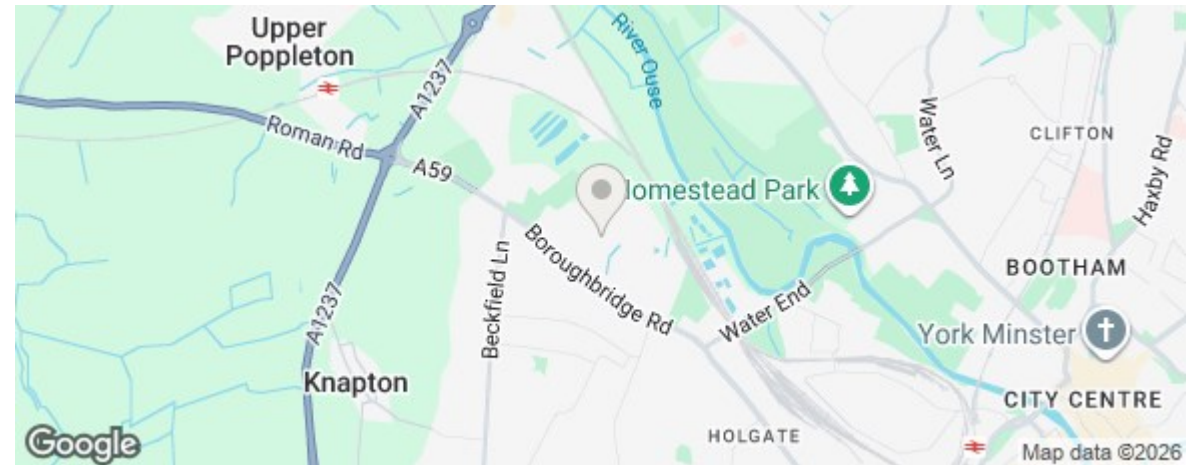
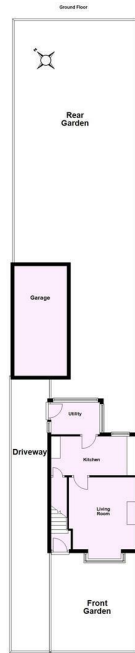
First Floor
Approx. 29.0 sq. metres (312.5 sq. feet)



Total area: approx. 63.0 sq. metres (678.0 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		43	
(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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com