



HUDSON
MOODY

15 Nigel Grove, York YO24 4DU

An updated and beautifully presented TOWNHOUSE situated in a small cul-de-sac off Hollybank Road on the edge of the popular and sought after Holgate area of York.

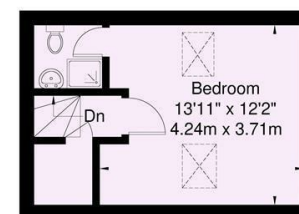
The house has a DRIVEWAY WITH PARKING FOR TWO CARS, has been extended into the roof space and now offers a living room and kitchen to the ground floor, three bedrooms and bathroom on the first floor and an impressive principal bedroom with en-suite shower room in the loft conversion.

- Smartly Presented Townhouse Arranged Over Three Floors
- Light and Airy Living Room
- Modern Fitted Dining Kitchen
- Three First Floor Bedrooms
- Modern House Bathroom
- Top Floor Principal Bedroom with En-Suite Shower Room
- Off Street Parking for Two Cars to Front
- South West Facing Rear Courtyard Garden
- Convenient Location Close to the City Centre and Train Station
- No Onward Chain

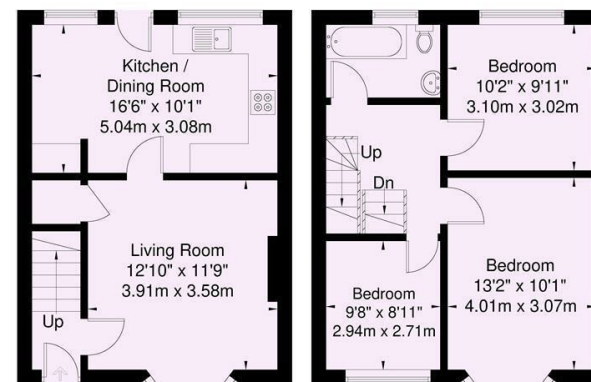
Guide Price £350,000

Tenure: Freehold

Council Tax Band: B



Second Floor



Ground Floor

First Floor

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







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