



HUDSON  
MOODY

97 Bellhouse Way, York YO24 3LW

## 97 Bellhouse Way

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft

A superbly updated semi-detached house situated in a quiet residential location between Foxwood and Woodthorpe, The house offers excellent family accommodation with living room and dining kitchen to the ground floor, three bedrooms and a bathroom to the first floor all of which are complimented by a small enclosed low maintenance garden lying to the rear.

- Updated Semi-Detached House
- Convenient Location Close to York City Centre
- Living Room
- Dining Kitchen
- Two Double Bedrooms
- Single Room or Office
- Immaculate Bathroom
- Low Maintenance Front and Rear Gardens
- Off Street Parking

**Guide Price £275,000**

**Tenure: Freehold**

**Council Tax Band: C**

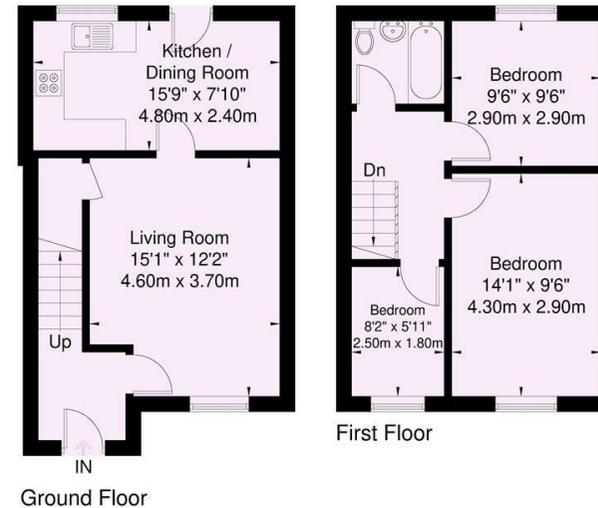


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





99 Bellhouse Way  
 Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



Ground 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			85
(69-80) C		71	
(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**