



HUDSON  
MOODY

12 Nairn Close, York YO24 2RB

A beautifully presented four bedroom detached house situated on a cul-de-sac within the popular Woodthorpe area of York. The house offers generous accommodation and attractive gardens together with driveway for off street parking and a large garage.

- Beautifully Presented Modern Detached House
- Living Room with Electric Fire
- Separate Dining Room
- Fitted Kitchen with Integral Appliances and Space for Dining
- Ground Floor Wet Room
- Four Double Bedrooms
- House Bathroom with Shower Over Bath
- Attractive Low Maintenance Gardens
- Off Street Parking and Garage with Utility Area
- Quiet Cul-De-Sac Location

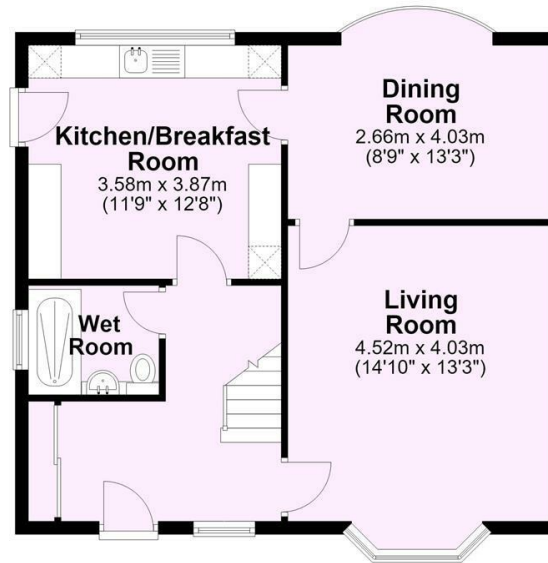
**Offers In Excess Of £475,000**

**Tenure: Freehold**

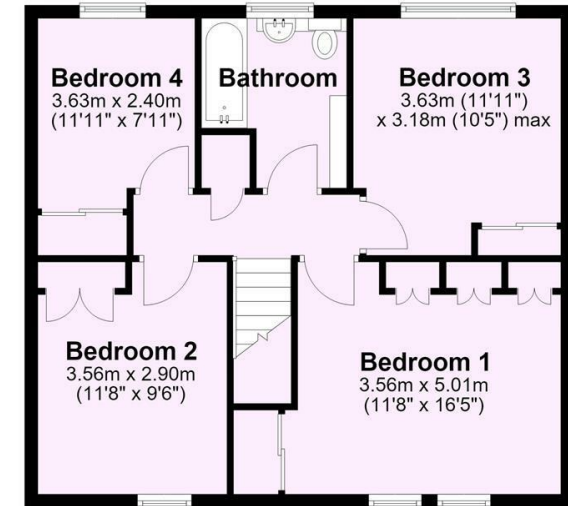
**Council Tax Band: E**



**Ground Floor**  
Approx. 58.9 sq. metres (633.8 sq. feet)

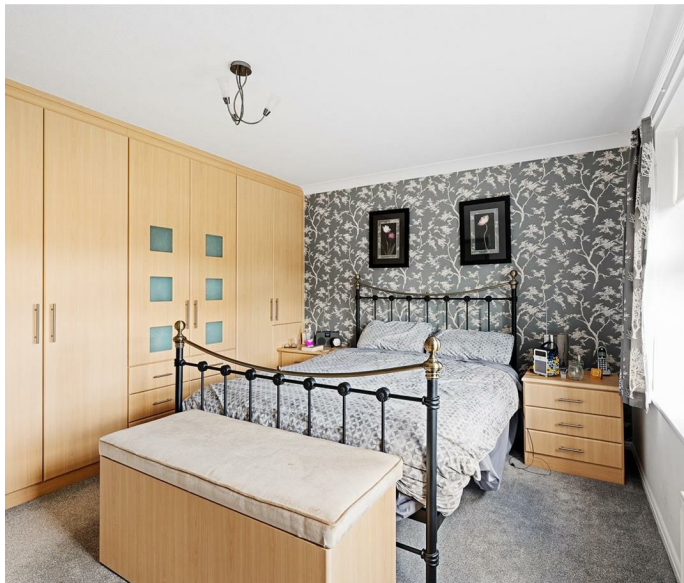


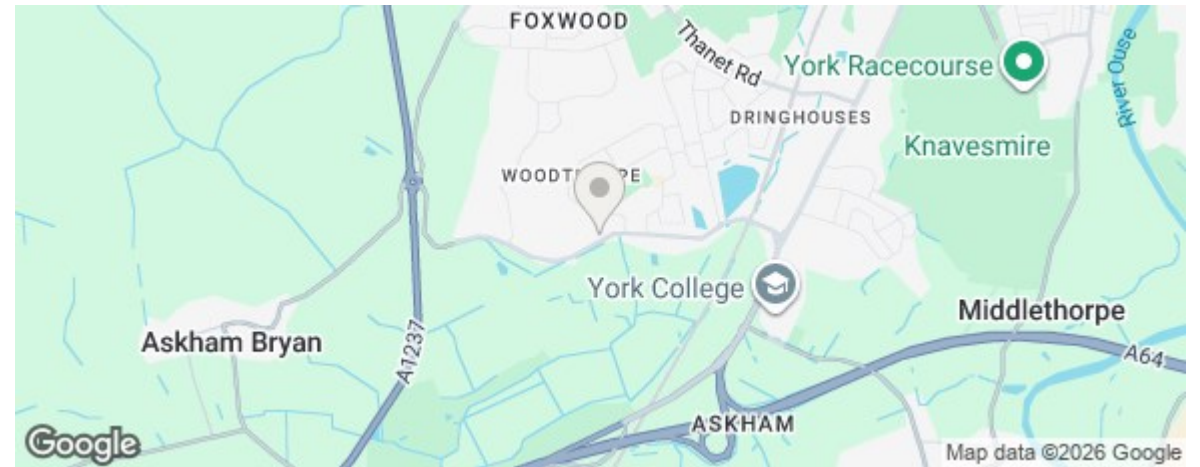
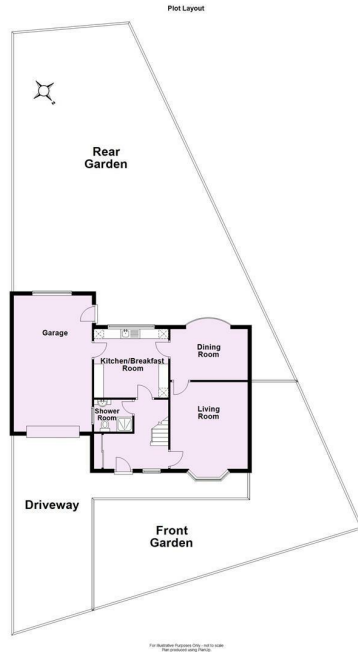
**First Floor**  
Approx. 58.3 sq. metres (627.6 sq. feet)



Total area: approx. 117.2 sq. metres (1261.5 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(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	

**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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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**