



HUDSON  
MOODY

17 Redmires Close, York YO30 4TD

A small lawned front garden and a driveway that provides off street parking leads to this modern link detached house situated in the popular Rawcliffe area of York.

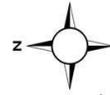
The property offers spacious open plan living accommodation with a separate playroom, two double and two single bedrooms and the house bathroom.

- Spacious Link Detached House
- Popular Rawcliffe Area of York
- Open Plan Living Accommodation
- Modern Fitted Kitchen
- Useful Separate Study/Playroom
- Two Double and Two Single Bedrooms
- House Bathroom
- Mature Garden with Large Covered Terrace
- Garage and Parking

**Guide Price £400,000**

**Tenure: Freehold**

**Council Tax Band: D**



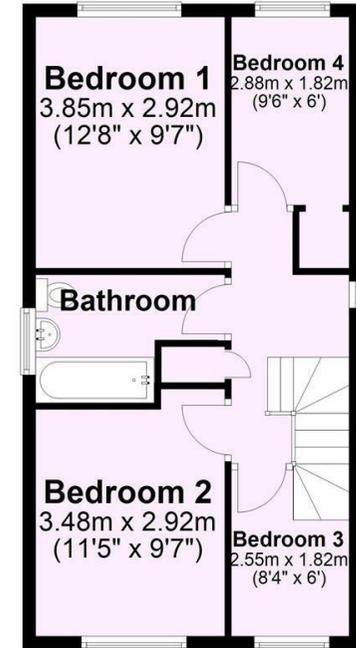
### Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



### First Floor

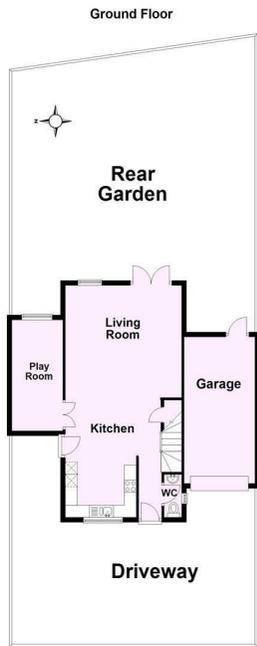
Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 102.6 sq. metres (1104.2 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(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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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.
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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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