



46 Heslington Lane, York YO10 4NA

HUDSON  
MOODY

A superbly UPDATED AND EXTENDED TRADITIONAL SEMI-DETACHED HOUSE that lies close to the Fulford end of Heslington Lane being within easy reach of local shops in Fulford and close to primary and secondary schools.

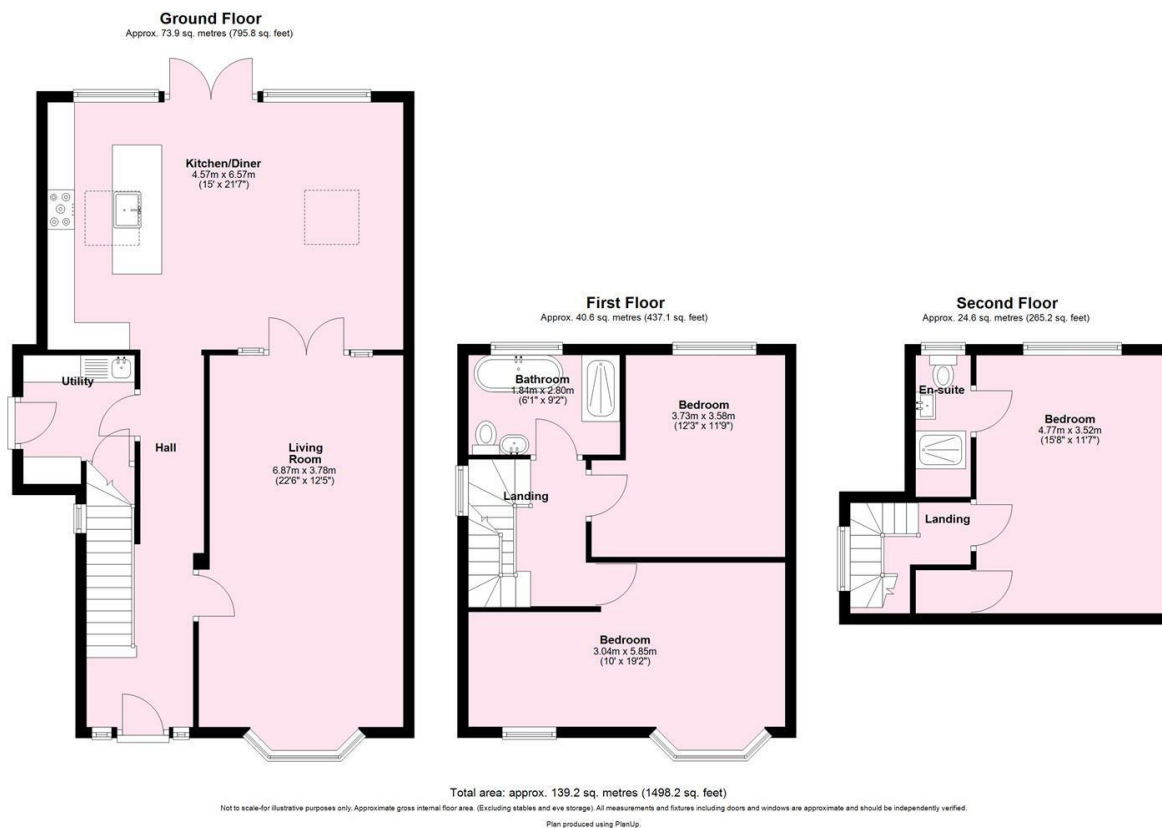
The property is set over three floors and provides excellent open plan living accommodation and two generous bedrooms served by the house bathroom, whilst on the second floor is the master suite.

- Superbly Updated Semi-Detached House
- Excellent Location
- Large Living Room
- Open Plan Dining Kitchen.
- Separate Utility Room
- Two Double Bedrooms
- House Bathroom
- Second Floor Master Bedroom with En-Suite
- Generous Paved Courtyard Garden
- Off Street Parking

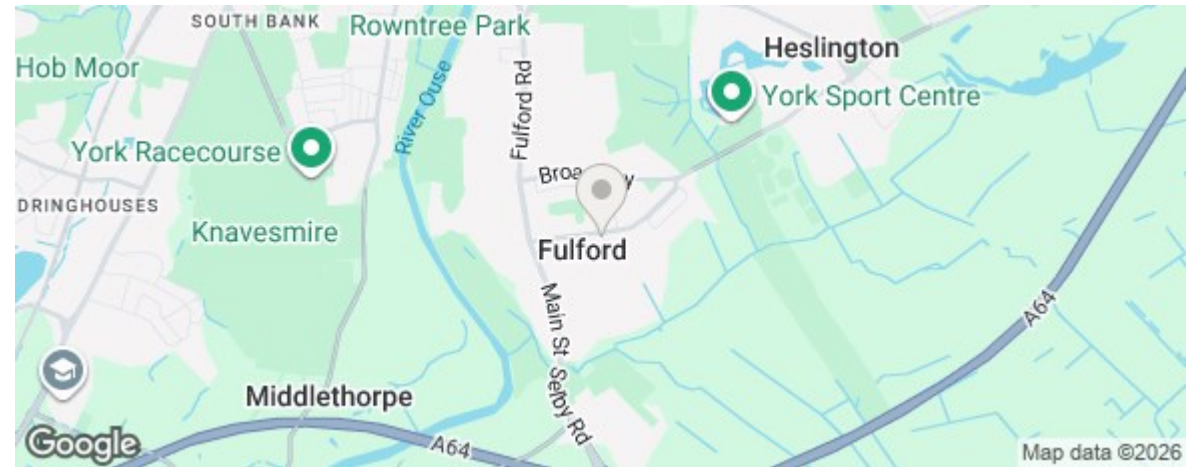
**Guide Price £600,000**

**Tenure: Freehold**

**Council Tax Band: C**







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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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