



7 Langholme Drive, York YO26 6AH

HUDSON
MOODY

A traditional two bedroom SEMI-DETACHED HOUSE tucked away off Boroughbridge Road and within easy reach of York city centre.

The house is for sale with NO ONWARD CHAIN and offers good sized accommodation with a modern kitchen and bathroom together with garage and rear garden.

- Spacious Semi-Detached House
- Living Room
- Modern Fitted Breakfast Kitchen
- Ground Floor WC
- Two Double Bedrooms
- Modern House Bathroom
- Forecourt and Enclosed Lawned Rear Garden
- Garage and Off Street Parking
- NO ONWARD CHAIN
- Easy Access to York and Outer Ring Road

Guide Price £250,000

Tenure: Freehold

Council Tax Band:

7 Langholme Drive

Approximate Gross Internal Floor Area = 60.0 sq m / 646 sq ft

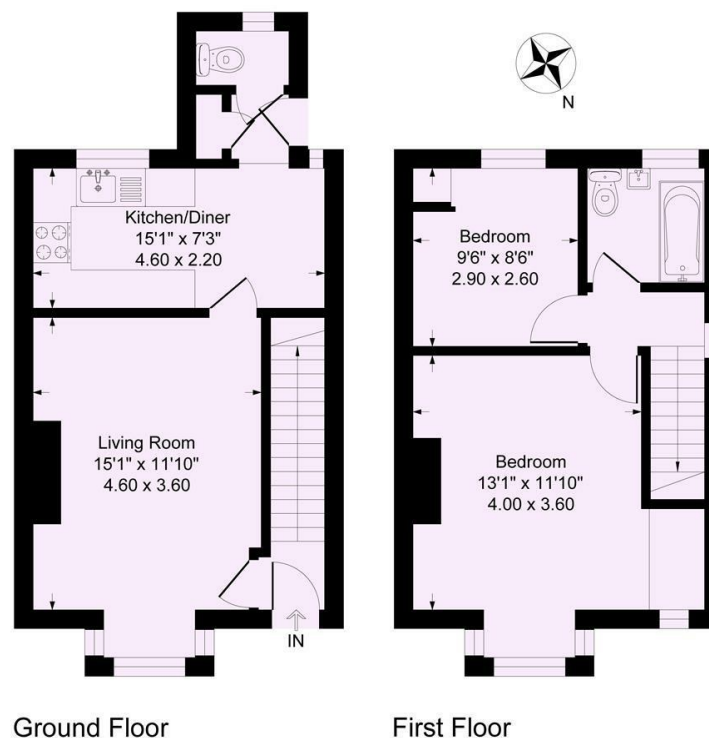
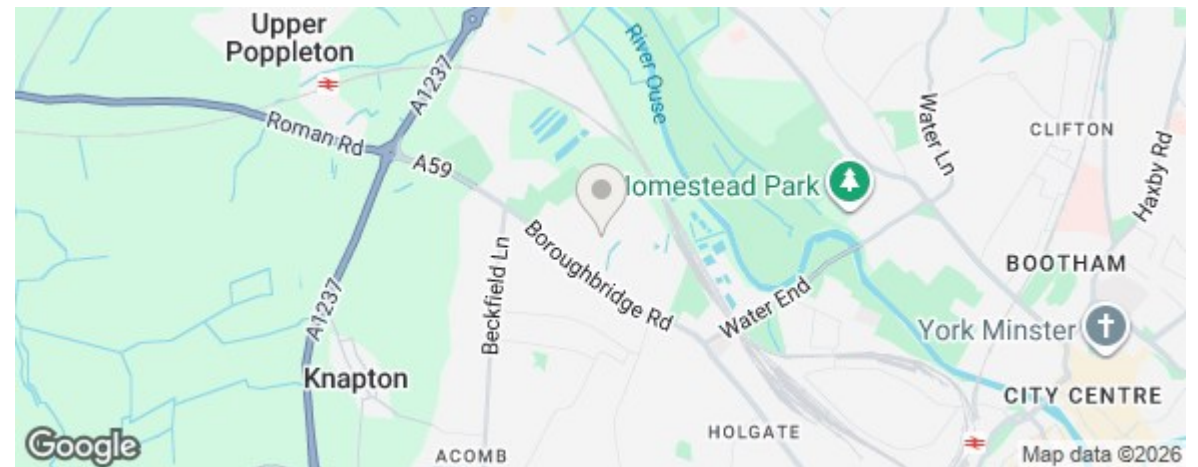
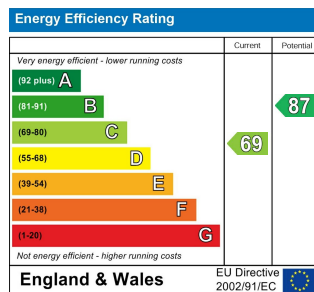
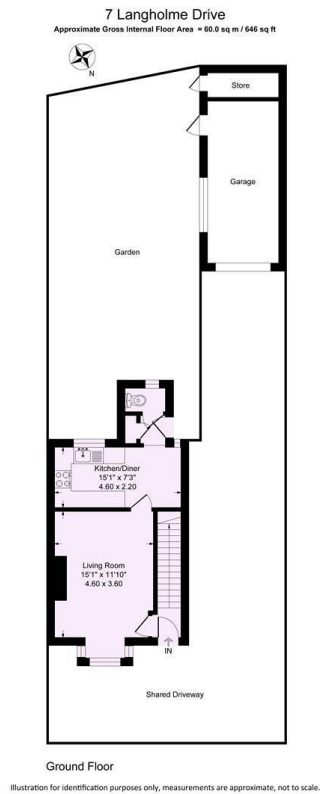


Illustration for identification purposes only, measurements are approximate, not to scale.







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.

**HUDSON
MOODY**

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