



HUDSON
MOODY

10 Carrick Gardens, York YO24 4PF

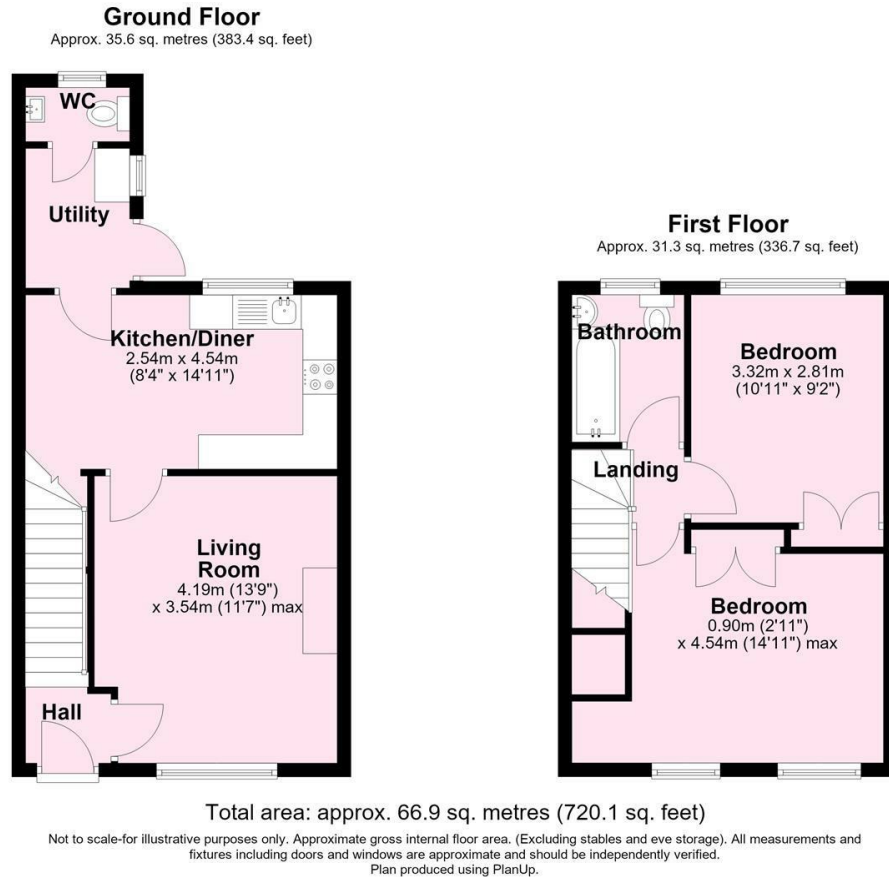
A well-presented two bedroom end terrace home ideally situated close to West Bank Park, York city centre and a short drive away from the outer ring road.

- Spacious End Terraced Home
- Quiet Cul-De-Sac Location
- Bright And Spacious Living Room
- Modern Fitted Kitchen With Dining Area
- Useful Utility Area And Separate WC
- Two Generous Double Bedrooms With Bespoke Custom Fitted Wardrobes
- Modern Family Bathroom With Shower Over Bath
- Convenient For York City Centre, Station And West Bank Park
- Generous And Private Rear Garden
- NO CHAIN

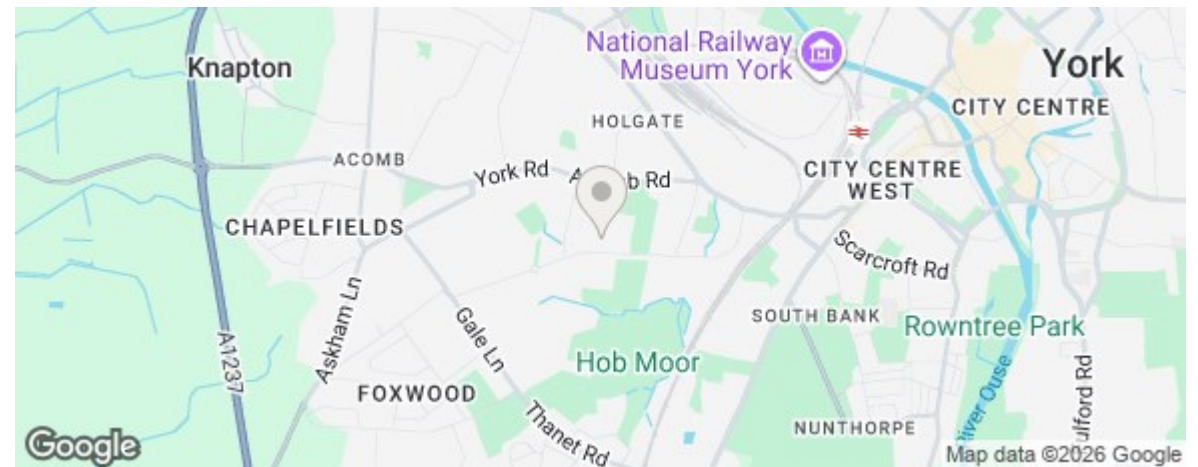
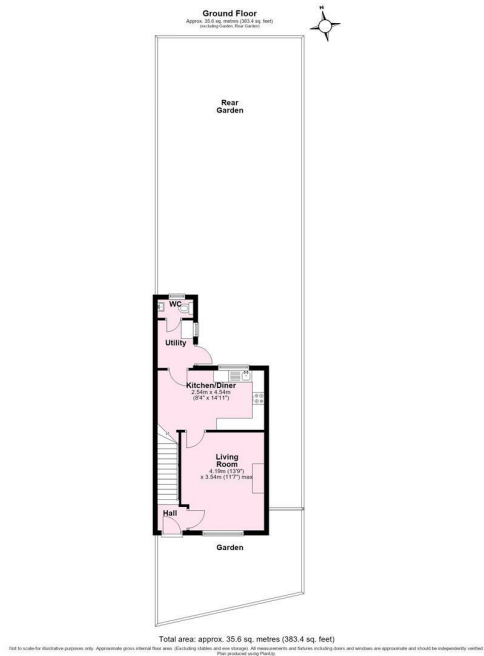
Guide Price £270,000

Tenure: Freehold

Council Tax Band: C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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