



68 Hob Stone Court, York YO24 4BZ

HUDSON  
MOODY



**\*\*UNEXPECTEDLY BACK ON THE MARKET\*\***. A good sized MODERN TERRACED HOUSE situated in a SUPERB LOCATION OVERLOOKING HOB MOOR on the western side of York within easy reach of the city centre.

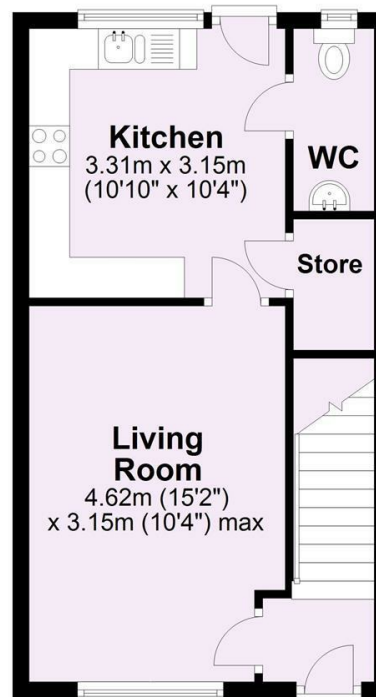
- Attractive Terraced House in a Sought After Area
- Spacious Living Room
- Modern Kitchen with Pantry
- Ground Floor WC
- Master Bedroom
- Second Double Bedroom/Office/Snug
- Contemporary Bathroom
- Lawned Rear Garden Overlooking Hob Moor
- Parking to the Front
- Open Views over Hob Moor to the Rear

**Guide Price £270,000**

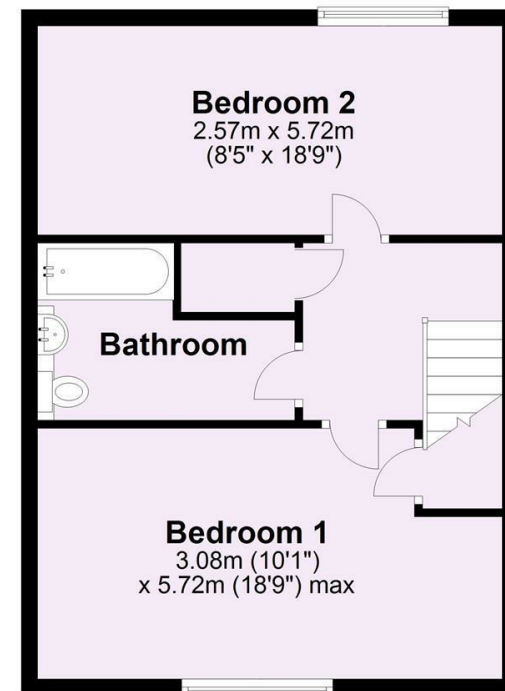
**Tenure: Freehold**



**Ground Floor**  
Approx. 34.1 sq. metres (367.3 sq. feet)



**First Floor**  
Approx. 45.9 sq. metres (494.4 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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#### IMPORTANT NOTICE

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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.

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

**01904 650650**

**property@hudson-moody.com**