



HUDSON
MOODY

76 Hansom Place, York YO31 8FQ

A fully refurbished TWO DOUBLE BEDROOM, SEMI DETACHED HOME with beautifully landscaped garden and garage. Conveniently located just off Wiggington Road within easy access of York City Centre, York Hospital and York St John University

- Refurbished to a High Standard Throughout
- Spacious Living Room
- Modern Open Plan Kitchen Dining Room
- Two Double Bedrooms
- Master Bedroom with En-Suite Shower Room
- House Bathroom
- Landscaped Garden with Seating Areas
- Garage Plus Parking for Three Cars
- A short Walk to York Hospital and York St John University
- Easy Access to the Ring Road

Guide Price £325,000

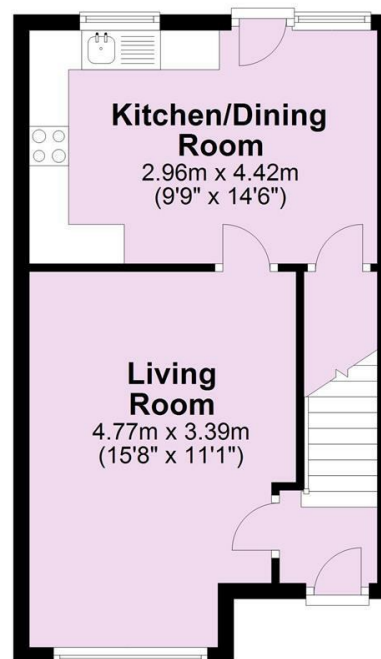
Tenure: Freehold

Council Tax Band: C



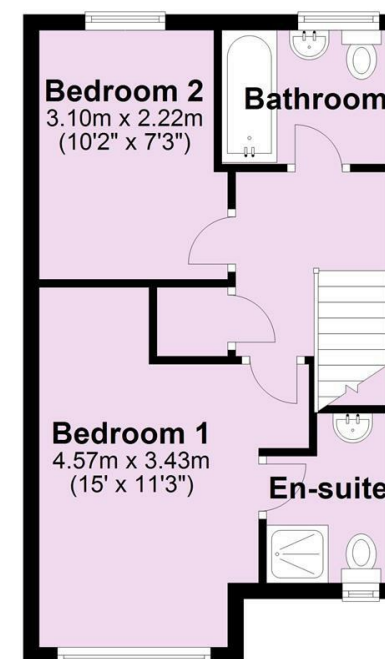
Ground Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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