



HUDSON
MOODY

9 St Anthonys Court, Gale Lane, Acomb YO24 3FU

A beautifully presented modern **FREEHOLD SEMI-DETACHED BUNGALOW** situated in a tucked away location just off Gale Lane, within easy reach of excellent local amenities and York City Centre

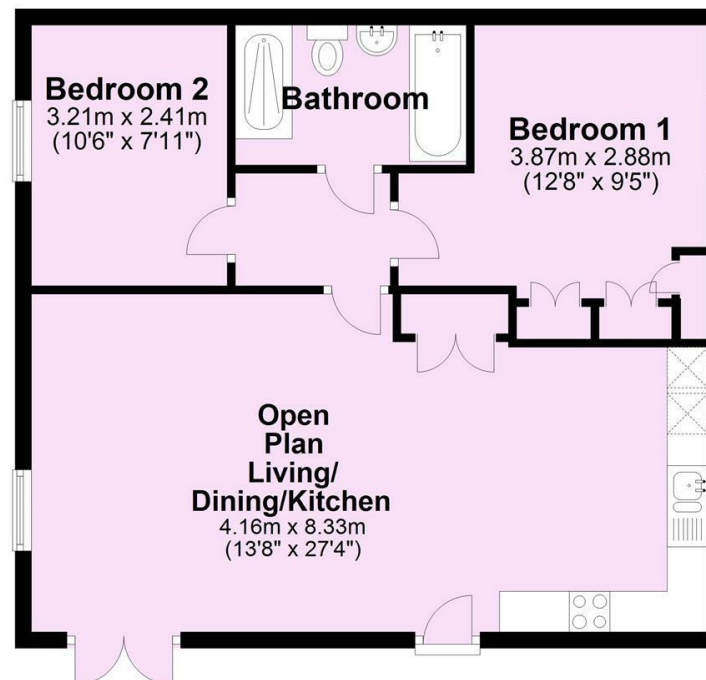
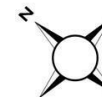
- Newly Built Light and Airy Bungalow
- Stunning Open Plan Living, Dining and Kitchen
- Excellent Local Shops and Amenities
- Tucked Away Location. No Annual Communal Charges
- Two Double Bedrooms
- Bathroom with Bath and Separate Shower Cubicle
- Private Lawned Garden
- Off Street Parking and Additional Visitor Space
- Great Local Transport Service and Easy Access to York City Centre
- No Onward Chain

Guide Price £270,000

Tenure: Freehold

Council Tax Band: C

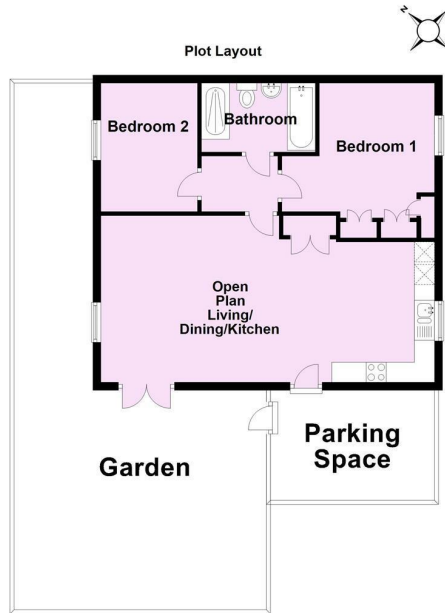
Ground Floor
Approx. 62.3 sq. metres (670.5 sq. feet)



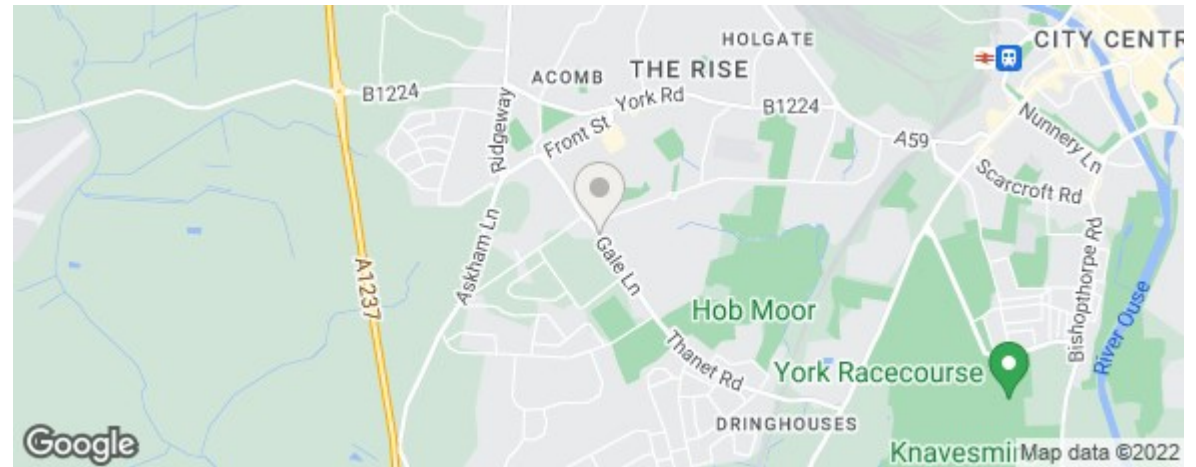
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
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.
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