



HUDSON  
MOODY

14 Bellerby Court, Heworth, York YO31 0PJ



A beautifully presented MODERN SEMI-DETACHED HOUSE situated on a corner plot in a popular and sought after location lying CLOSE TO YORK CITY CENTRE.

An entrance hall, with downstairs WC off and useful under stairs cupboard, leads into the light and airy open plan sitting, dining and kitchen area which offers an extensive range of fitted units with cooker, hob, extractor hood and space for free standing appliances. French doors and bi-folding doors open out onto the south facing lawned garden with patio area and storage shed.

To the first floor is the master bedroom with en-suite shower room and a door opening onto a small Juliet balcony. There is a second double bedroom and the tiled house bathroom with modern three piece suite.

To the side of the property is a driveway providing ample off street parking whilst a gate leads into the enclosed rear garden.

The property is situated on a corner plot in a quiet cul-de-sac and lies conveniently for both York city centre and Monks Cross with a wide variety of facilities available close by on East Parade.

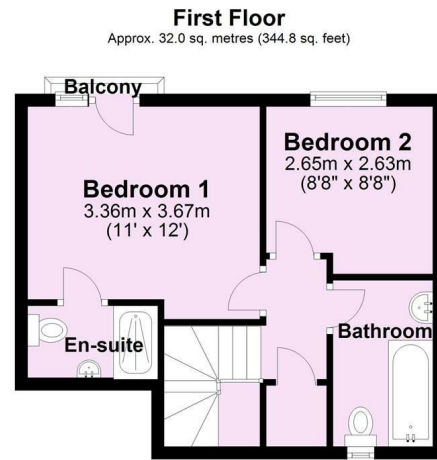
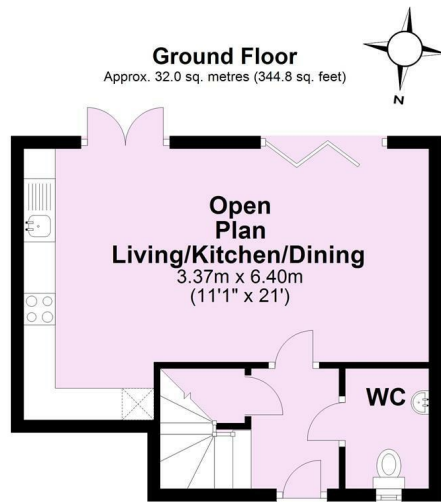


- Modern Semi-Detached House
- Ground Floor Cloakroom
- Open Plan Sitting and Dining Area
- Modern Kitchen Area
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom
- House Bathroom
- South Facing Garden
- Off Street Parking
- Corner Plot in Quiet Cul-de-Sac

**Guide Price £260,000**

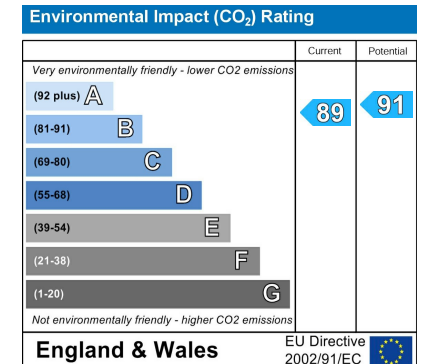
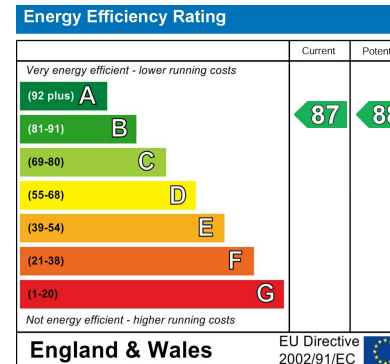
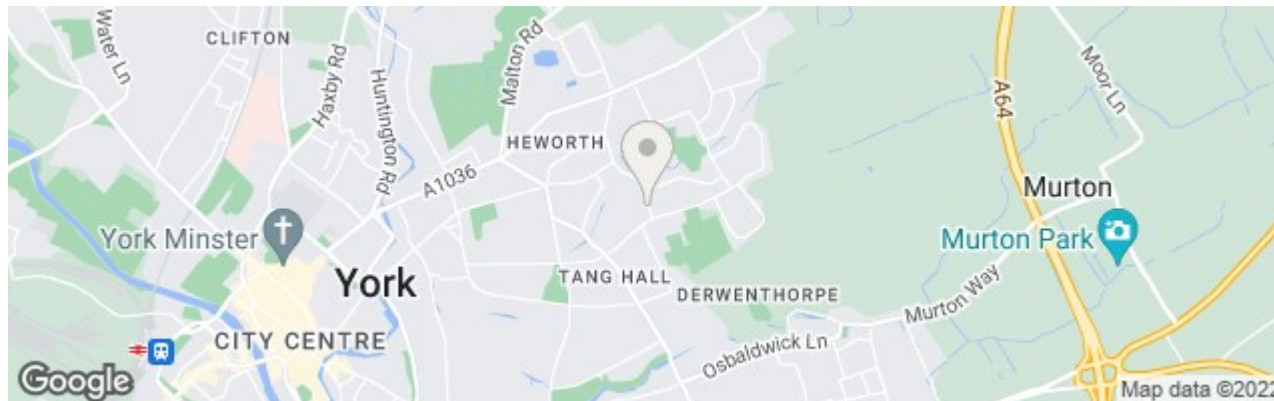
Tenure: Freehold





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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.
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