



HUDSON  
MOODY

59 West Nooks, Haxby, York YO32 3FD



A THREE BEDROOM SEMI-DETACHED HOUSE with SOUTH FACING GARDEN, situated in the popular village of Haxby, close to a range of excellent local facilities and within easy reach of York city centre and the outer ring road.

- Semi-Detached House
- Excellent Local Amenities
- Open Plan Living/Dining Room
- Galley Style Kitchen
- Two Generous Double Bedrooms
- Single Bedroom or Study
- House Bathroom
- Attractive South Facing Garden
- Single Garage
- Easy Access to York City Centre

**Guide Price £275,000**

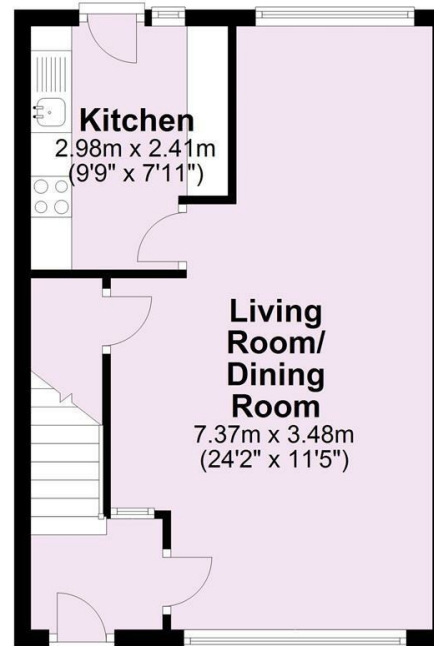
**Tenure: Freehold**

**Council Tax Band: C**



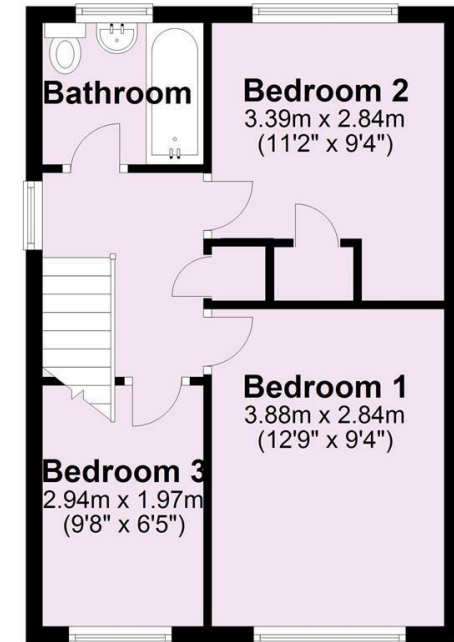
### Ground Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



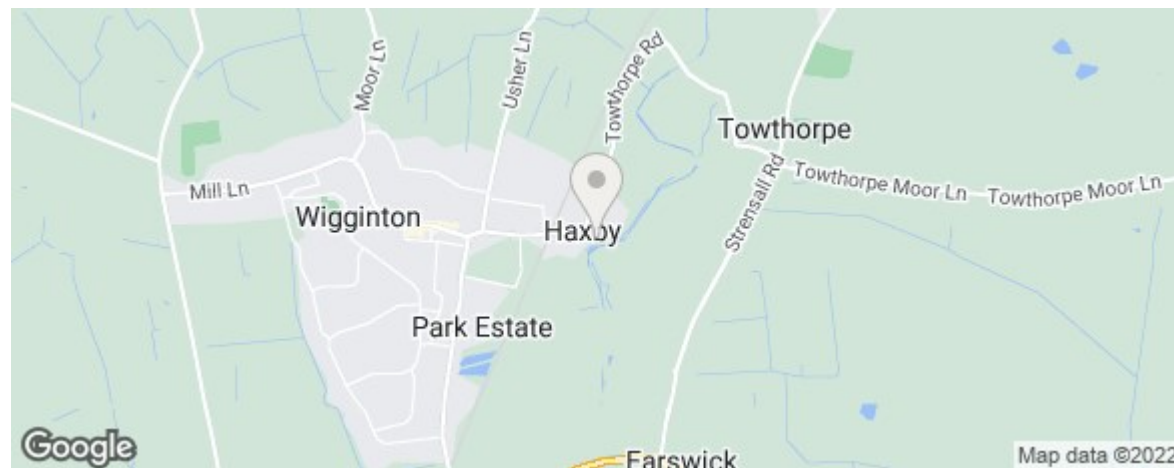
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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	

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	

#### 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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