



40 Meadlands, York YO31 0PB

HUDSON
MOODY

A spacious and CHALET STYLE DORMER BUNGALOW set on a generous plot in the popular HEWORTH area of York. The house is situated in a PLEASANT RESIDENTIAL ROAD within easy reach of York city centre and the outer ring road serving the motorway network.

- Spacious Detached Chalet Bungalow
- Generous Living Room
- Separate Dining Room
- Kitchen and Utility Room
- Ground Floor Bedroom/Garden Room
- Ground Floor Cloakroom with Shower Cubicle
- Two First Floor Double Bedrooms
- House Bathroom
- Single Garage and Parking
- Wrap Around Lawned Gardens

Guide Price £450,000

Tenure: Freehold

Council Tax Band: E

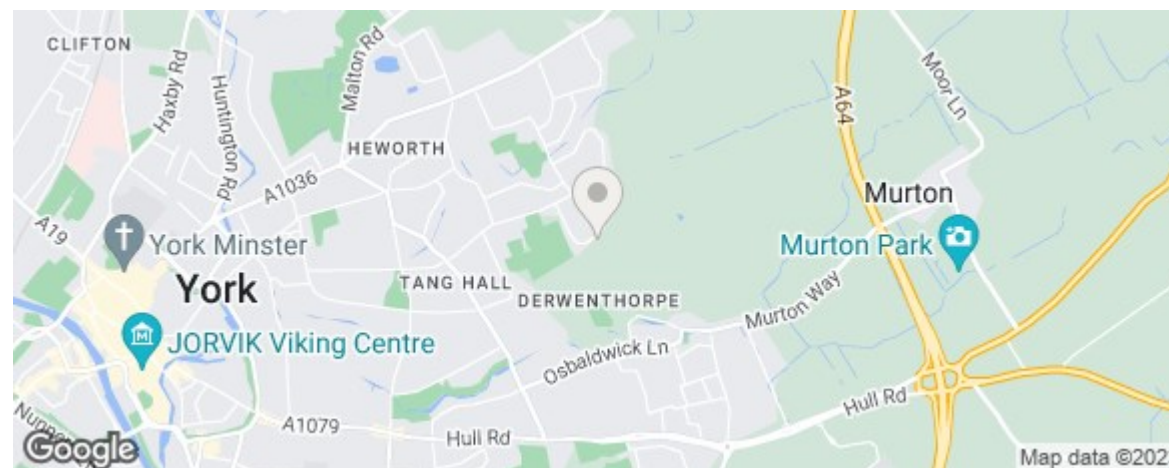






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	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		
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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.
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