



HUDSON
MOODY

52 Westlands Grove, York YO31 1EF

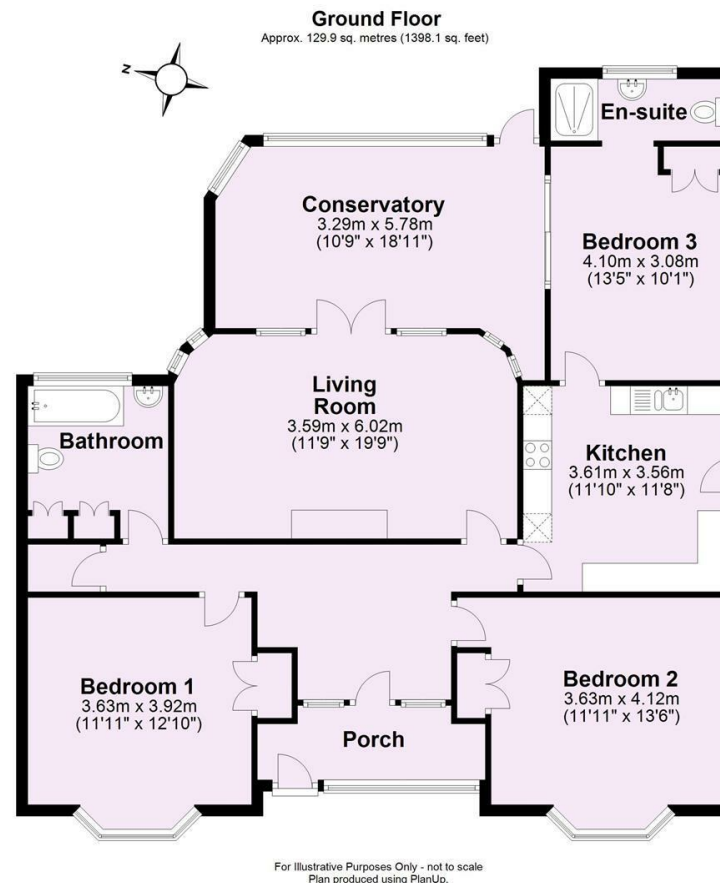
Situated in an enviable location just off Malton Road in the popular Stockton Lane area of York, this attractive extended, **THREE BEDROOM DETACHED BUNGALOW** offers **SPACIOUS ACCOMMODATION**, a conservatory and low maintenance gardens.

- Spacious Detached Bungalow
- Substantial Corner Plot
- Three Double Bedrooms
- Family Bathroom and En-suite Shower Room
- Large Living Room
- Conservatory
- Low Maintenance Gardens
- Garage and Parking
- Easy Access to the City and A64
- No chain, Vacant Possession

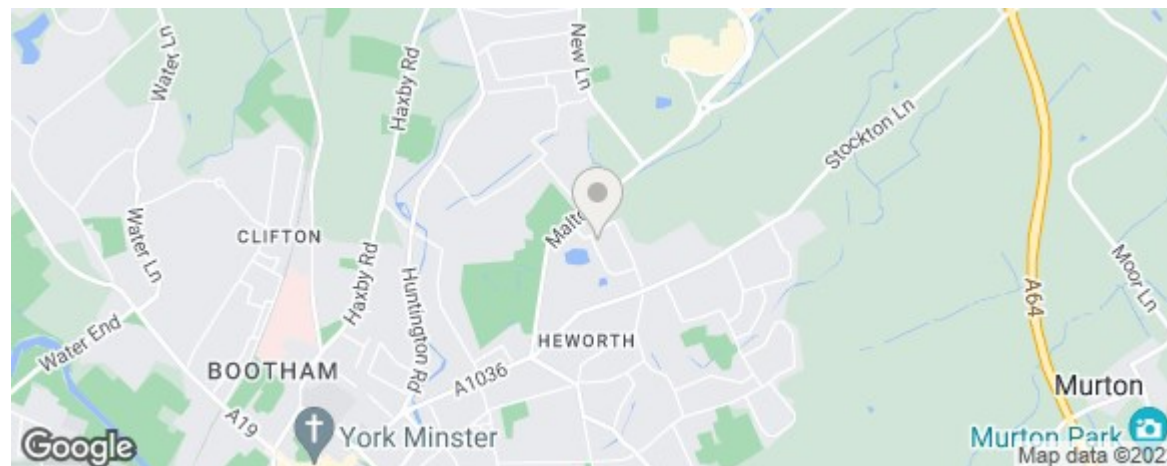
Guide Price £495,000

Tenure: Freehold

Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(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	

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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com