



HUDSON
MOODY

27 West Moor Lane, Heslington, York YO10 5ER

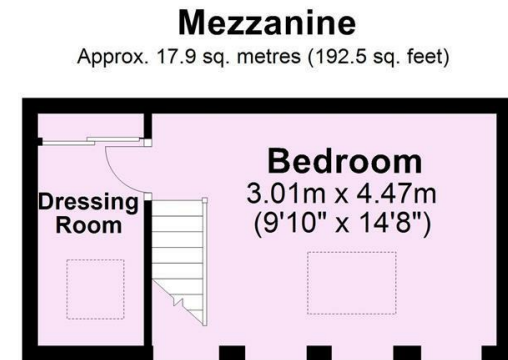
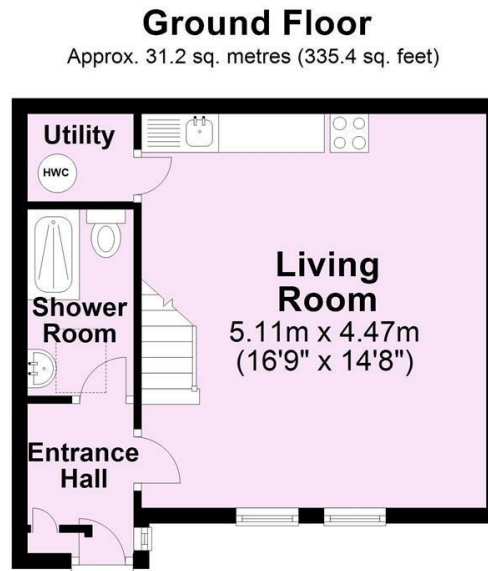
A well presented ONE
BEDROOM END TERRACED
HOUSE with double mezzanine
bedroom, situated close to The
University of York campus.

- Open Plan Living
- Utility Area
- Separate Shower Room
- Mezzanine Double Bedroom
- Dressing/Study Area
- Communal Lawned Gardens
- Close to University, Local Shops and Facilities
- Ideal Buy to Let Opportunity
- Parking Permits and Bicycle Store Available
- No Onward Chain

Guide Price £160,000

Tenure: Freehold

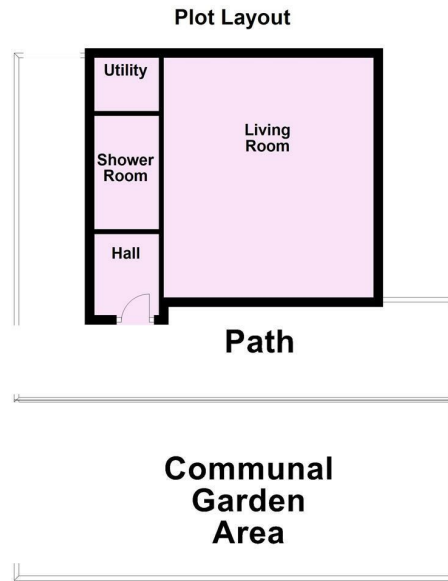
Council Tax Band: A



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







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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

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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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