



HUDSON  
MOODY

5 St. James Mount, York YO23 1EL



**\*\*BEST & FINAL OFFERS BY 2PM ON TUESDAY 3RD AUGUST\*\***

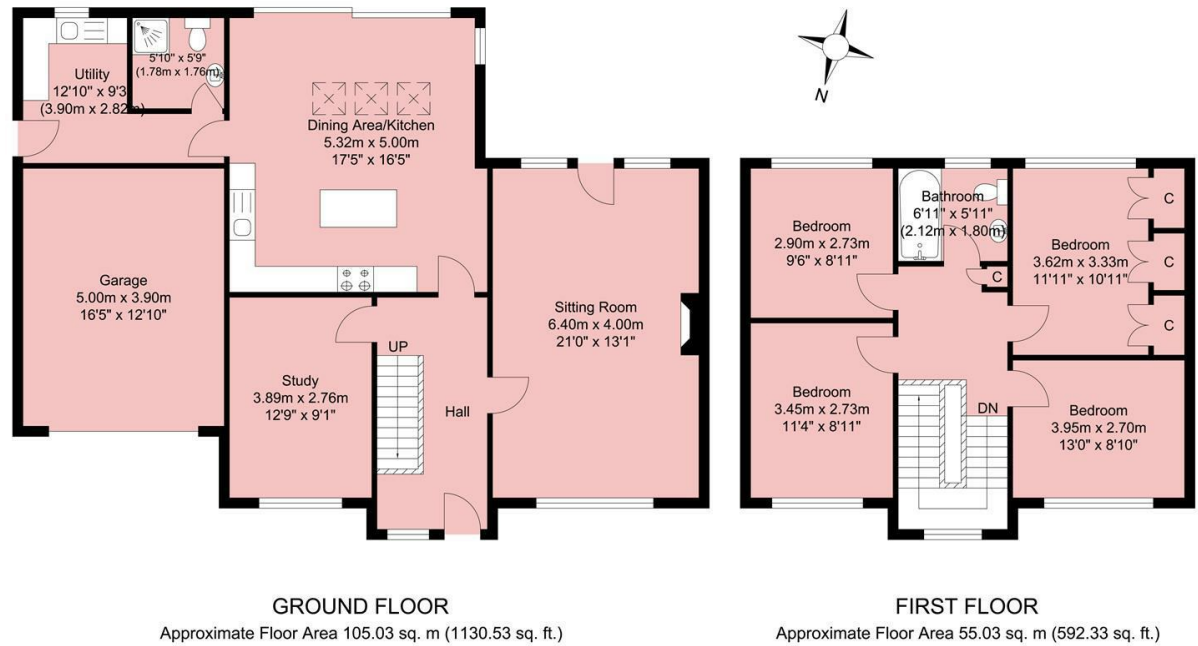
An extended DETACHED HOUSE with IMPRESSIVE VIEWS situated in a QUIET CUL-DE-SAC just off THE MOUNT in the enviable SOUTH BANK area of York lying close to local shops and the city centre.

- Ideally Situated, Extended Modern Detached House
- Dual Aspect Sitting Room
- Second Reception Room
- Stunning Modern Kitchen
- Utility and Cloakroom
- Four Double Bedrooms
- Bathroom with Contemporary Suite
- Driveway and attached Garage
- Beautifully Maintained Mature Gardens
- Superb, Sought After Location

**Offers In Excess Of £650,000**

**Tenure: Freehold**

Approximate Floor Area 160.06 sq. m (1722.87 sq. ft.)



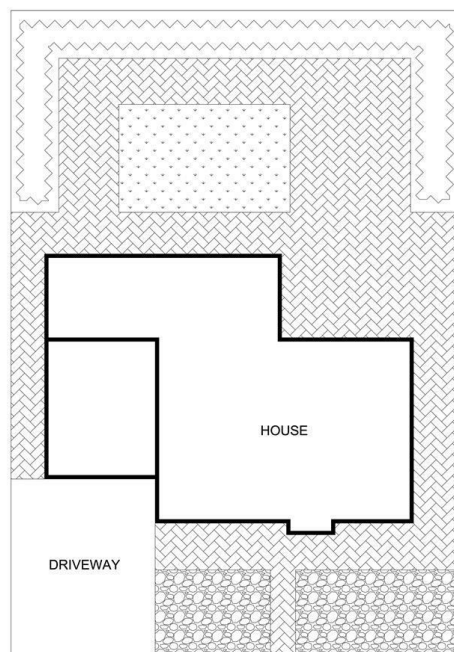
For Illustrative Purposes Only - not to scale











SITE PLAN

For Illustrative Purposes Only - not to scale

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		
England & Wales	EU Directive 2002/91/EC	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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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#### 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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