



HUDSON
MOODY

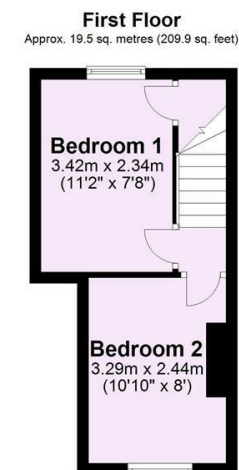
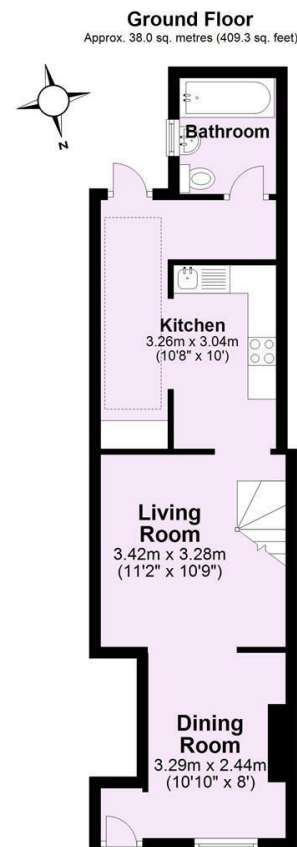
25 Heslington Road, York YO10 5AR

A well presented
**TRADITIONAL TERRACED
HOUSE** with a
CONTEMPORARY FEEL.

- Attractive Terraced House
- Through Living and Dining Room
- Impressive Modern Kitchen
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Rear Courtyard Garden
- Close to University
- Easy Access to York City Centre
- Local Convenience Stores

Guide Price £220,000

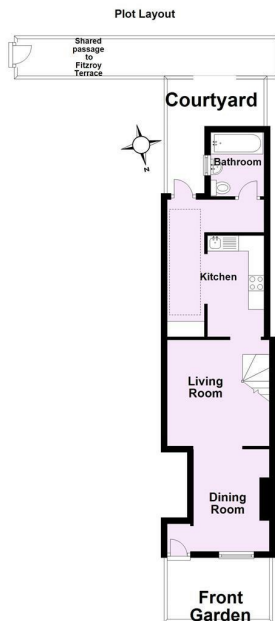
Tenure: Freehold



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







For Illustrative Purposes Only - not to scale
Plan produced using PlanIt

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 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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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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