



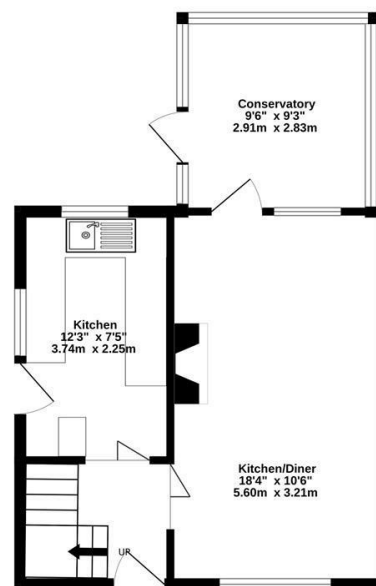
HUDSON
MOODY

20 Bramham Grove, York YO26 5BJ

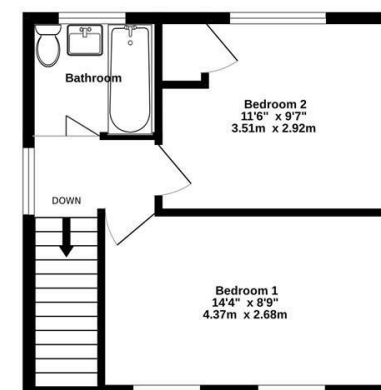
A TWO DOUBLE BEDROOM
SEMI DETACHED HOME in
need of modernisation, with a
good sized garden. Offered
with no onward chain.

- Semi Detached Home
- Two Double Bedrooms
- In Need of Modernisation
- Good Sized Rear Garden
- Driveway Parking
- Offered with No Onward Chain
- New Combi Boiler 2019

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



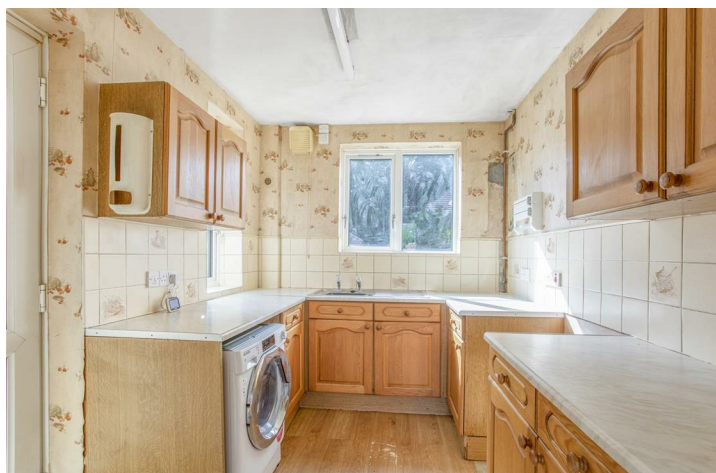
TOTAL FLOOR AREA: 740 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

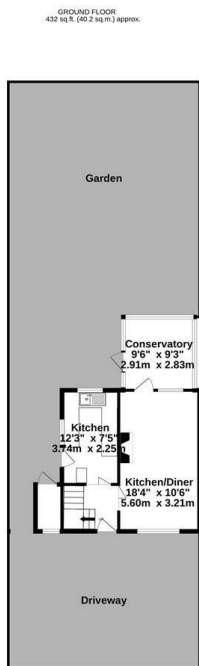
Chain Free £175,000

Tenure: Freehold

Council Tax Band: A







TOTAL FLOOR AREA - 432 sq ft (40.2 sq.m.) approx.
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commission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee
is given for their operation or efficiency can be given.
Made with Measure 12/2023



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



**HUDSON
MOODY**

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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