



HUDSON
MOODY

51 Wheatlands Grove, York YO26 5NQ

****UNEXPECTEDLEY RE-OFFERED
BACK TO THE MARKET****

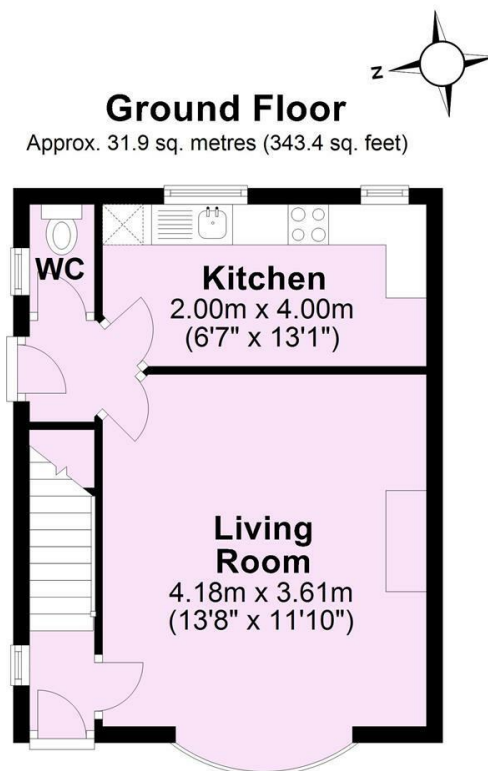
A well presented TRADITIONAL SEMI-DETACHED HOUSE with a LARGE REAR GARDEN, situated within a popular and convenient location lying just off Boroughbridge Road, giving easy access to the A59 and short drive into the city centre.

- Traditional Semi-Detached House
- Two Double Bedrooms
- Bright and Airy Kitchen
- Spacious Living Room with Bay
- Modern Bathroom Suite
- Large Lawned Rear Garden with Shed
- Close to Local Schools
- Off Road Parking
- Council Tax Band B
- No chain

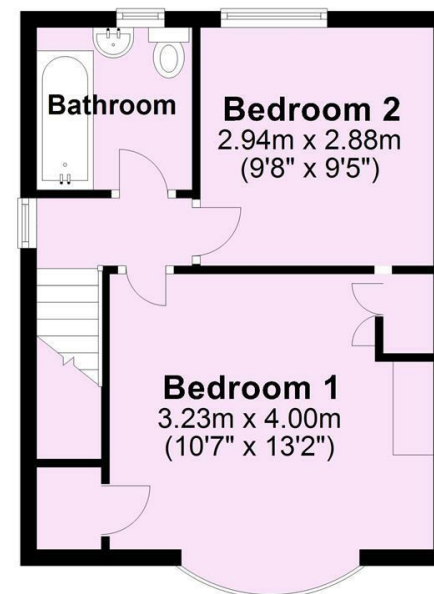
Guide Price £270,000

Tenure: Freehold

Council Tax Band: B



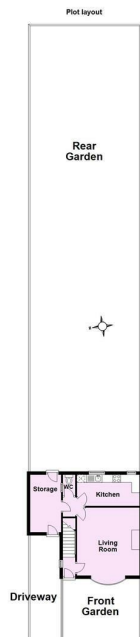
First Floor
Approx. 31.2 sq. metres (336.0 sq. feet)




For Illustrative Purposes Only - not to scale
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		72	
(55-68) D			
(39-54) E			
(21-38) F			87
(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		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		86
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com