



15 Vicarage Lane, Naburn, York YO19 4RS

HUDSON
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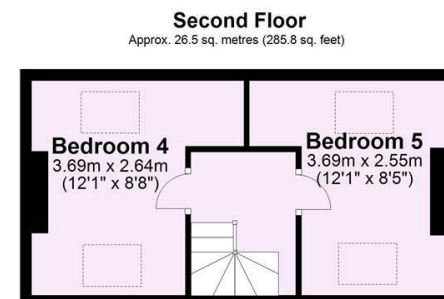
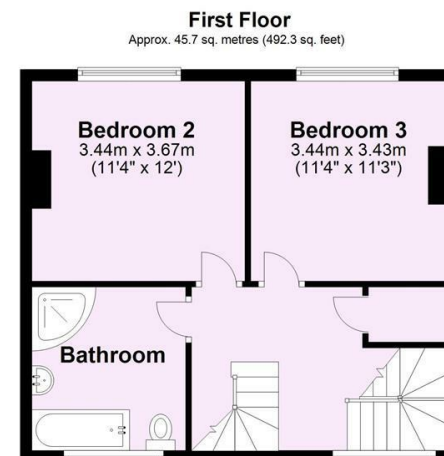
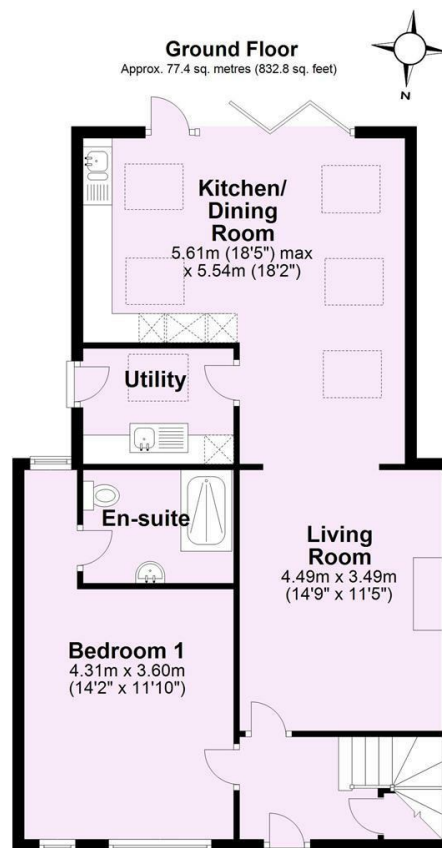
**** VIEWING RECOMMENDED **** A spacious and superbly presented FOUR/FIVE BEDROOM TOWNHOUSE with an impressive contemporary extension to the rear, situated in the sought after Village of NABURN overlooking open pastures, yet within easy reach of the York bypass, city centre and WITHIN THE FULFORD SCHOOL CATCHMENT.

- Townhouse arranged over circa 1,325 sq.ft
- Versatile Ground Floor Double Bedroom/ Reception Room and En-Suite Shower Room
- Open Plan Living Area Including Dining Area with Bi-Fold Doors and Kitchen
- Separate Utility Room
- Two First Floor Double Bedrooms
- Family Bath & Shower Room
- Two Generous Second Floor Bedrooms
- South Facing Garden Overlooking Open Fields
- Air Source Heat Pump
- Ample Off Road Parking

Guide Price £415,000

Tenure: Freehold

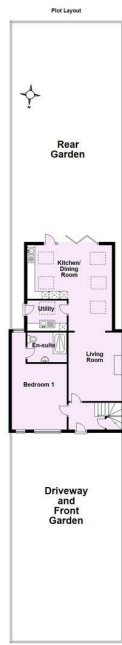
Council Tax Band: B



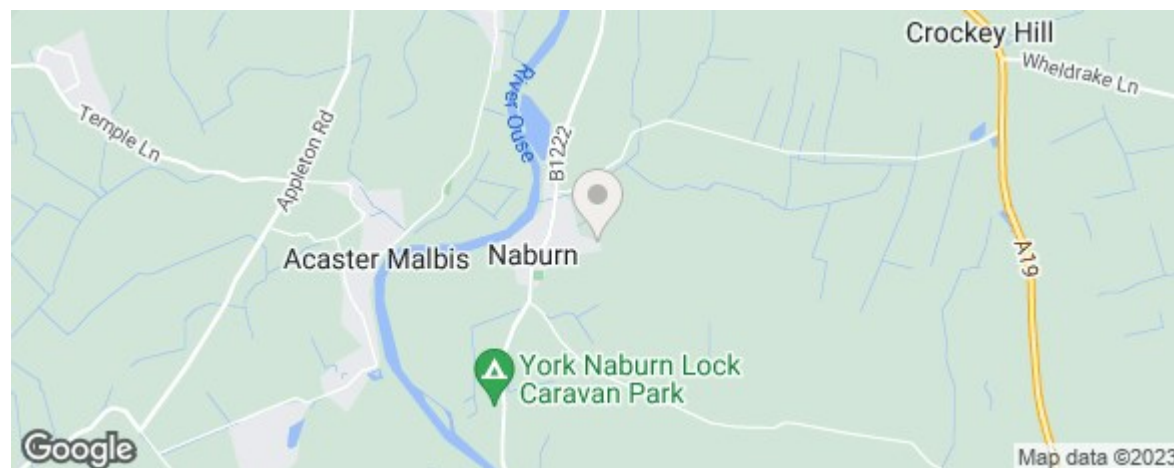
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com