



HUDSON
MOODY

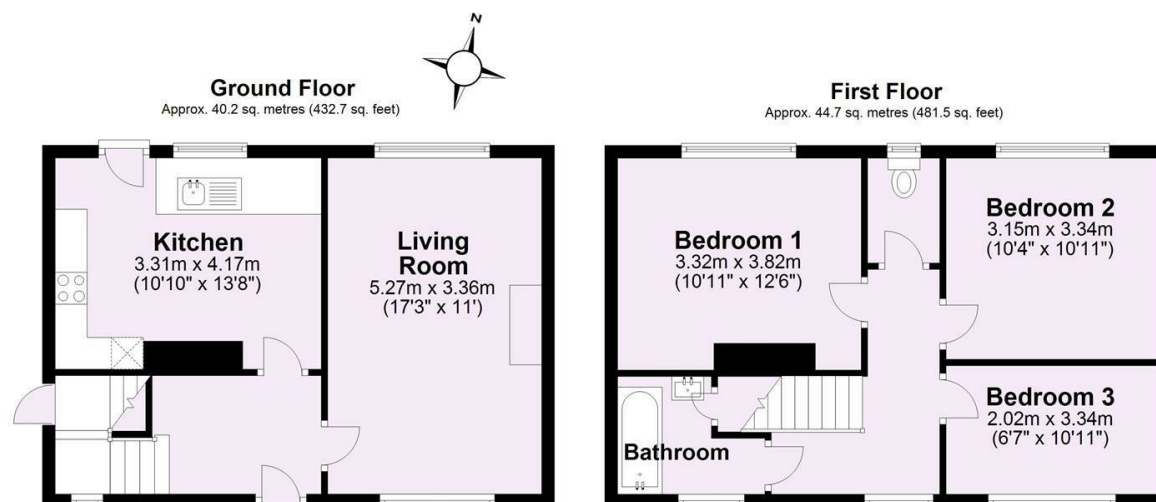
6 Coney Hill, Kelfield, York YO19 6RL

A surprisingly **SPACIOUS** **MID TERRACED HOUSE** situated on the outskirts of the **CHARMING VILLAGE** of Kelfield lying midway between York and Selby.

- Mid-Terraced House
- Quiet Village Location
- Fitted Kitchen
- Spacious Living Room
- Two Double Bedrooms
- Third Single Bedroom/Study
- Bathroom and Separate WC
- Lawned Gardens
- Off Street Parking
- Good Access to York and Selby

Guide Price £215,000

Tenure: Freehold




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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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.
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**HUDSON
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