



HUDSON
MOODY

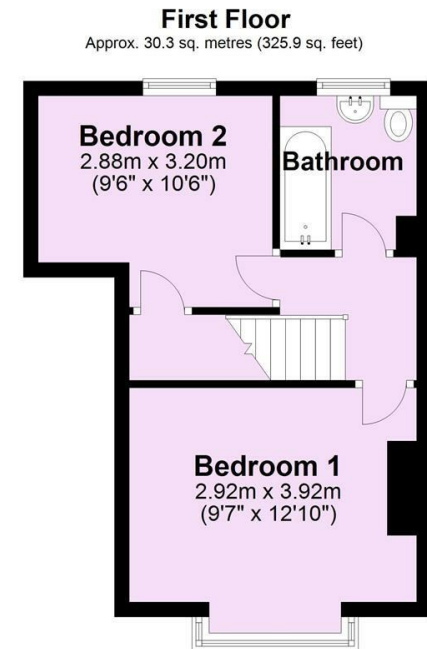
Newholme Hambleton Avenue, York YO10 3PP

A traditional SEMI-DETACHED TWO BEDROOM HOUSE situated in the popular village of OSBALDWICK with easy access into York city centre and The University of York.

- Semi-Detached House Situated on a Generous Plot
- Separate Living Room
- Open Plan Kitchen Dining Area
- Two Double Bedrooms
- Family Bathroom
- Detached Garage and Off Street Parking
- Popular Residential Area
- Local Facilities and Primary School Close By
- No Onward Chain

Guide Price £250,000

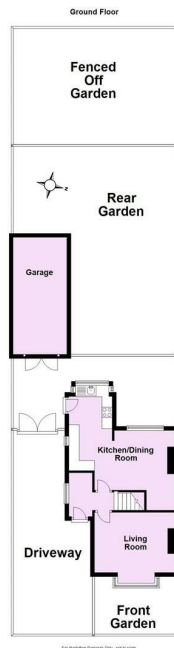
Tenure: Freehold



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







Energy Efficiency Rating	
	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	
Current: 69	Potential: 73
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
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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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