



HUDSON
MOODY

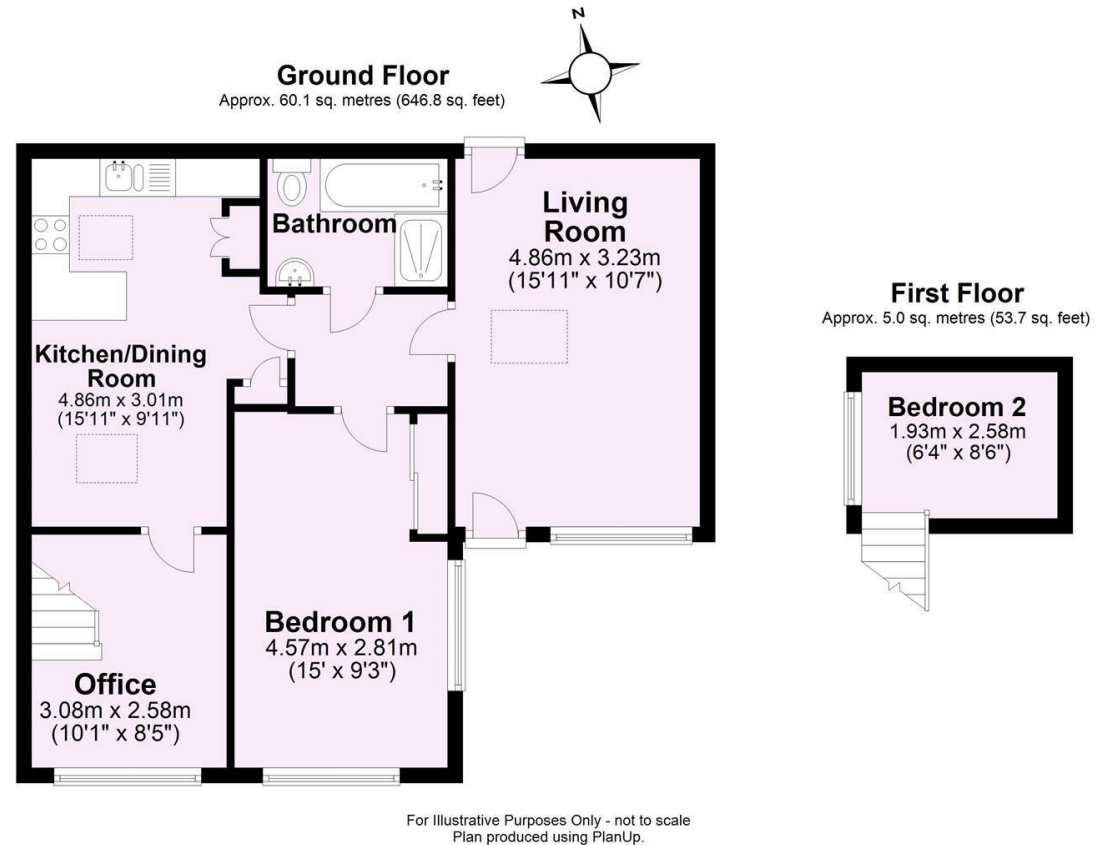
3 Church Mews, York YO31 7NG

An attractive, TWO BEDROOM DETACHED BUNGALOW with PARKING. This hidden gem is tucked away just off HAXBY ROAD, close to York District Hospital and the CITY CENTRE.

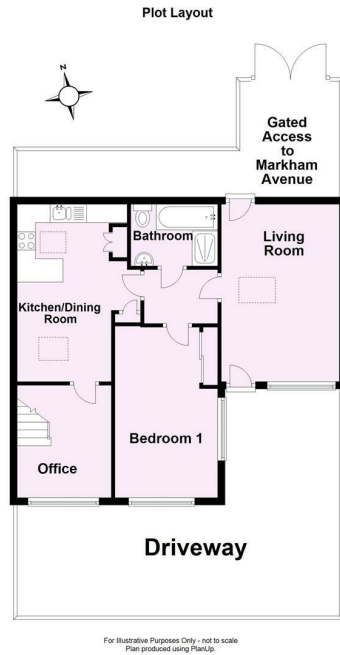
- Unique Detached Bungalow
- Large Living Room
- Fitted Dining Kitchen
- Study Area
- Spacious Double Bedroom
- Second Mezzanine Double Bedroom
- Off Street Parking
- No Onward Chain
- Excellent Local Amenities
- A Short Walk to York District Hospital and St Johns University

Guide Price £260,000

Tenure: Freehold







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(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 76	
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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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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.
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