



6 Sherwood Grove, Acomb, York YO26 5RD

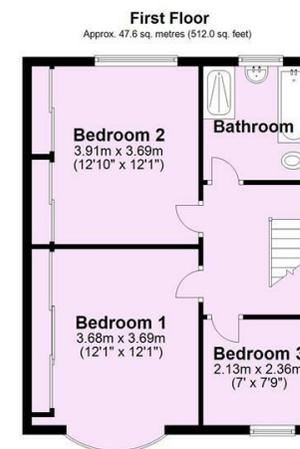
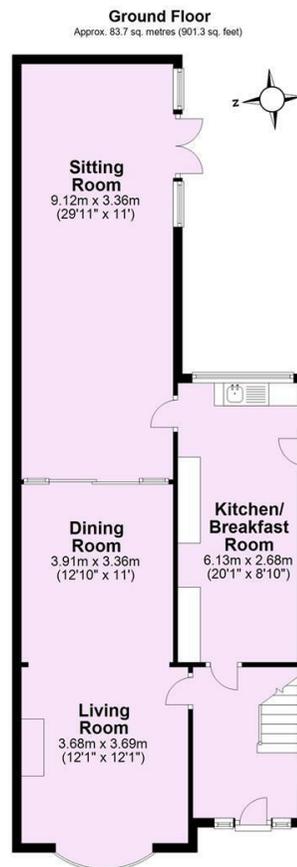
HUDSON
MOODY

A beautifully presented and EXTENDED TRADITIONAL DETACHED HOUSE with private low maintenance COURTYARD STYLE GARDEN, situated in a quiet location just off Beckfield Lane, inside the ring road to the west of York.

- Mid 20th Century Detached House
- Living Room and Dining Room
- Impressive Extended Sitting Room
- Fitted Kitchen
- Two Double Bedrooms
- Third Single Bedroom or Office
- Modern House Bathroom
- Spacious Courtyard Garden
- Single Garage and Off Street Parking
- Good Access to City and Outer Ring Road

Guide Price £340,000

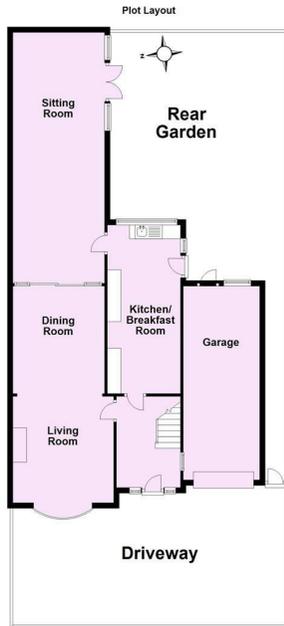
Tenure: Freehold



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	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	76
(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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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.

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