



HUDSON  
MOODY

111 Stockton Lane, York YO31 1JA

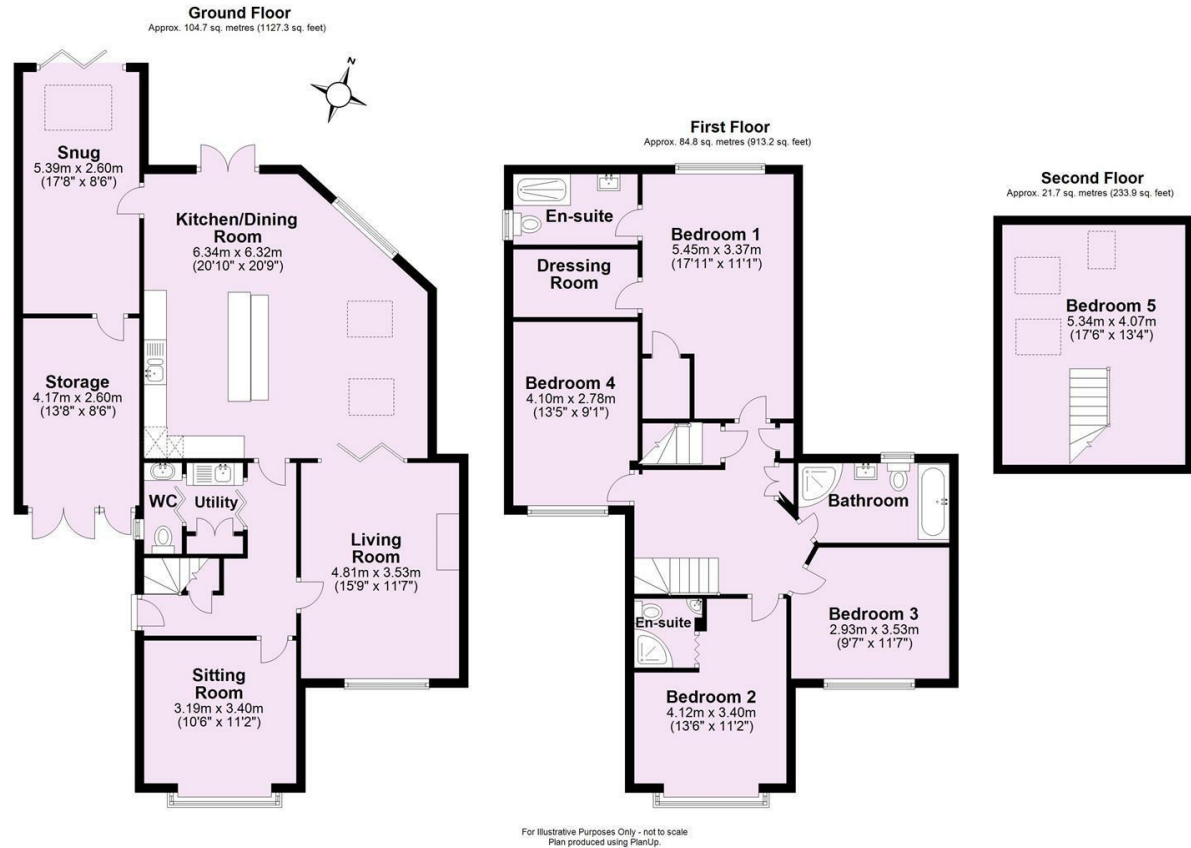
A beautifully presented  
**EXTENDED SEMI-DETACHED  
 HOUSE**, perfectly suited to  
 family living, situated in the  
 popular and sought after  
 Stockton Lane area of York.

- Substantial Family House
- Two Reception Rooms and a Further Snug.
- Stunning Open Plan Dining Kitchen with Under Floor Heating
- Ground Floor WC. Utility and Ample Storage Areas
- Master Bedroom Suite with Dressing Room
- Second Double with En-Suite
- Two Further First Floor Bedrooms
- Contemporary House Bathroom
- Large Second Floor Bedroom
- Immaculate Gardens Home Gym.

**Guide Price £795,000**

**Tenure: Freehold**

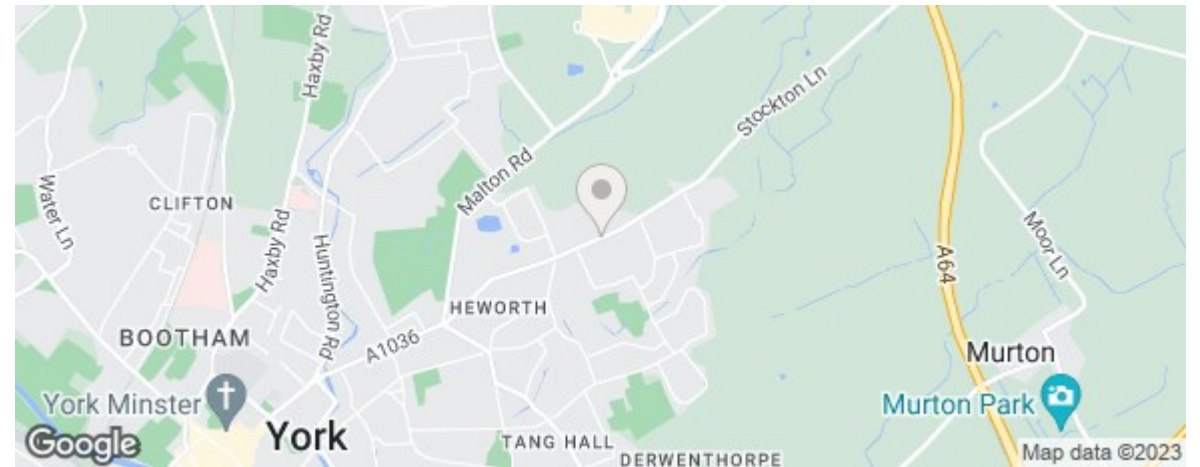
**Council Tax Band: D**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**

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