



HUDSON
MOODY

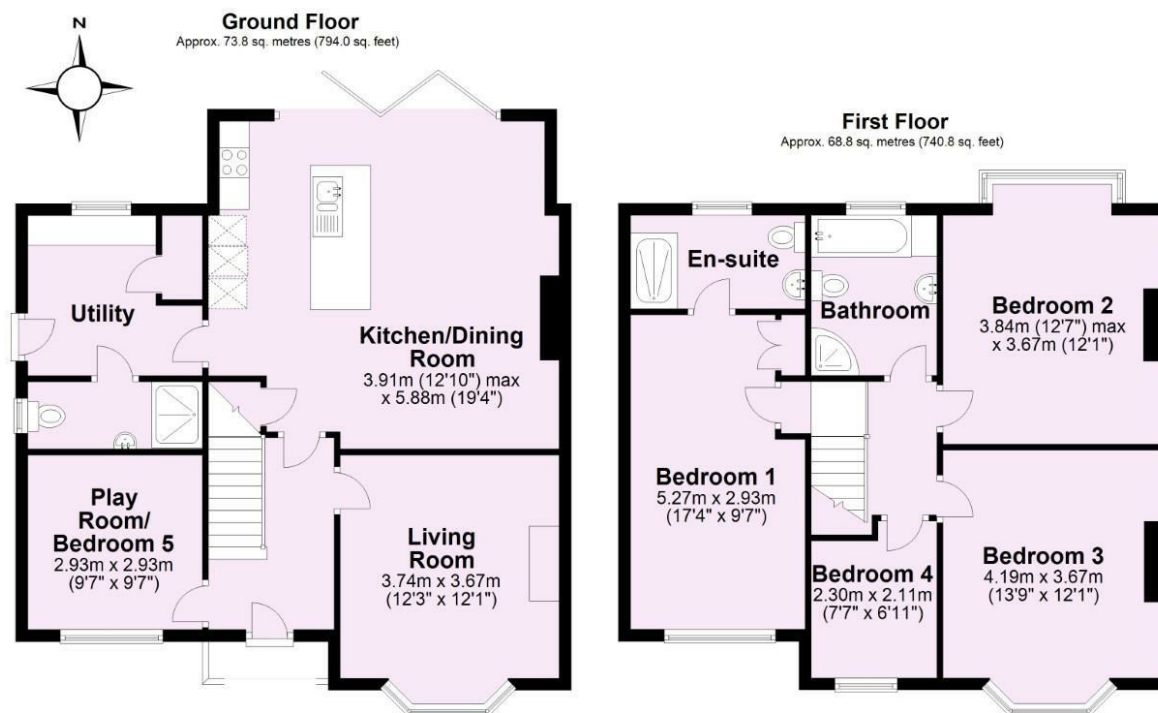
171 Hull Road, York YO10 3JX

A beautifully renovated, spacious SEMI-DETACHED HOUSE situated in a convenient location close to The University of York and within easy reach of York city centre.

- Beautifully Presented Throughout
- Spacious Living Room with Log Burner
- Second Reception Room
- Impressive Kitchen, Utility and Shower Room
- Master Bedroom With En-Suite Shower Room
- Two Double Bedrooms
- Single Bedroom/Study
- Lawned Garden with Patio
- Convenient Location Close to the City Centre and York University
- Single Garage and Ample Off Street Parking

Guide Price £475,000

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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