



HUDSON
MOODY

1 Church Gate, York YO26 5BW

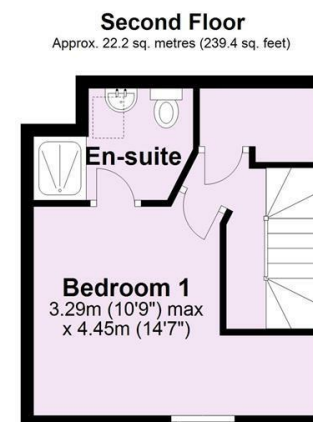
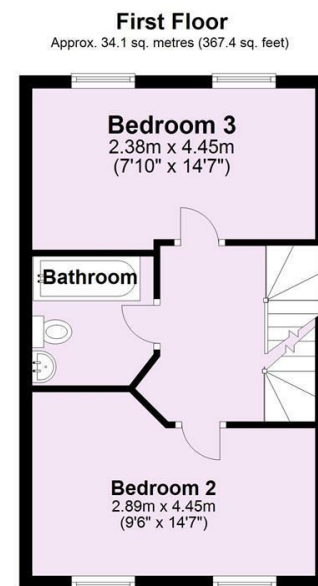
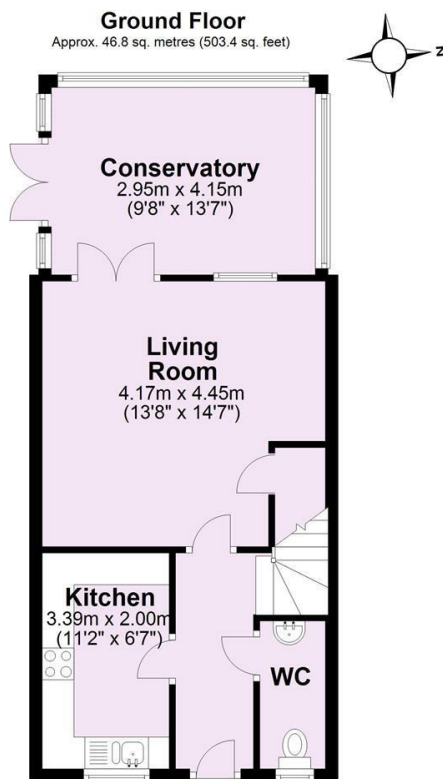
A modern DETACHED THREE STOREY TOWNHOUSE situated on a private road lying to the northwest of York within easy reach of local amenities, schools and York City Centre

- Modern Detached Townhouse
- Entrance Hall and Ground Floor Cloakroom
- Open Plan Living Dining Room
- Conservatory with Under Floor Heating
- Two First Floor Double Bedrooms
- Master Bedroom with En-Suite Shower Room
- Off Street Parking Plus a Further Parking Space
- Low Maintenance West Facing Rear Garden
- No Onward Chain
- Excellent Local Amenities and schools Close By

Guide Price £300,000

Tenure: Freehold

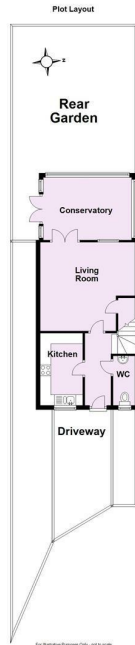
Council Tax Band: D



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales	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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