



HUDSON  
MOODY

4 Holly Bank Close, York YO24 4AD

A MODERN THREE STOREY TOWNHOUSE situated ON a modern development near Hob Moor in the popular Holgate area of York.

- Modern Townhouse
- Superbly Fitted Kitchen
- Open Plan Living & Dining Room
- Three Well Proportioned Bedrooms
- Walking Distance to York City Centre and Railway Station
- Tiled Bathroom with Bath and Shower Cubicle
- Top Floor Double Bedroom
- En-Suite Shower Room
- Decked Courtyard Garden
- Off Street Parking

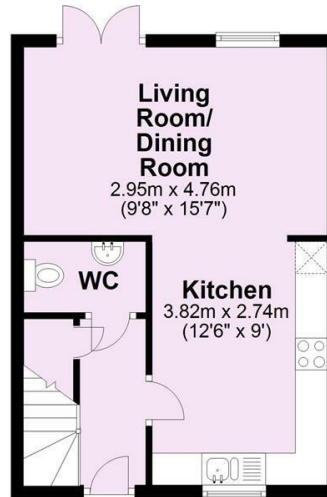
**Offers Over £300,000**

**Tenure: Freehold**

**Council Tax Band: C**



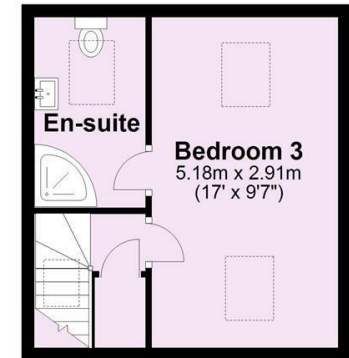
**Ground Floor**  
Approx. 32.6 sq. metres (351.4 sq. feet)



**First Floor**  
Approx. 32.6 sq. metres (351.4 sq. feet)

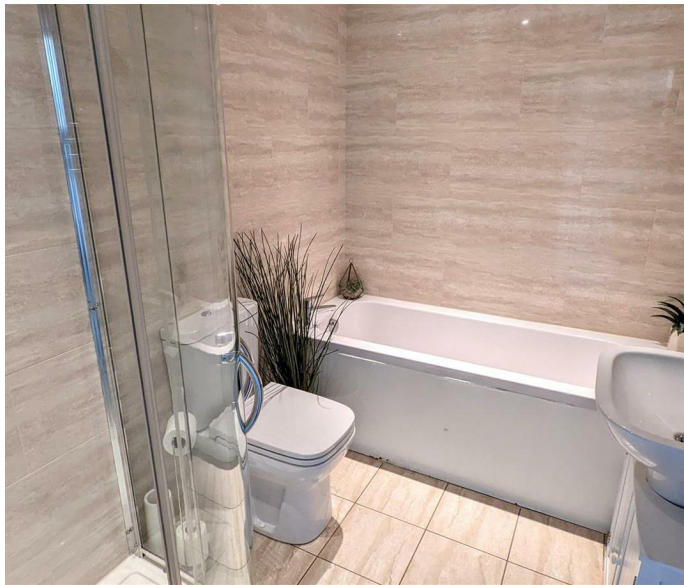


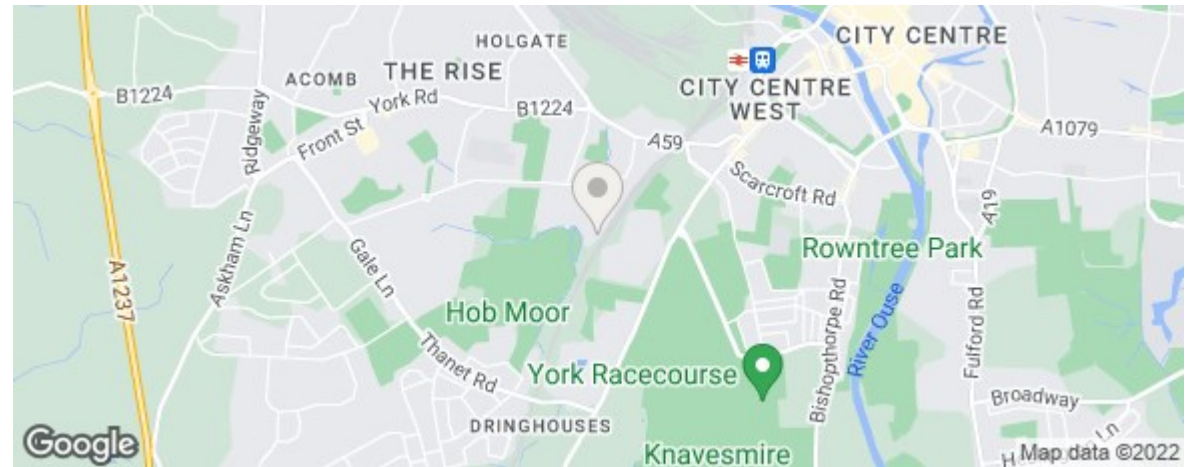
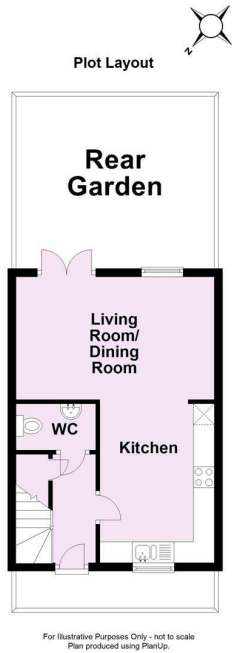
**Second Floor**  
Approx. 24.6 sq. metres (265.3 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		<b>84</b>	<b>84</b>
	<small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
<b>England &amp; Wales</b>			
	<small>EU Directive 2002/91/EC</small>		

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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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**