



HUDSON
MOODY

29 Goodwood Grove, York YO24 1ER

A modern two bedroom MID-TERRACED HOUSE situated just off TADCASTER ROAD with off street parking.

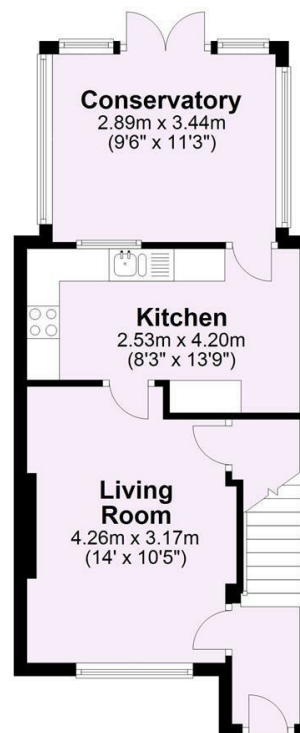
- Modern Terraced House
- Spacious Living Room
- Impressive Breakfast Kitchen
- Conservatory
- Two Double Bedrooms
- House Bathroom
- Off Street Parking for Two Cars
- Enclosed Rear Garden
- Excellent Location a Short Distance to York Racecourse and the Knavesmire

Guide Price £250,000

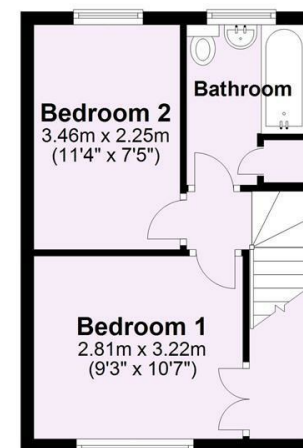
Tenure: Freehold



Ground Floor
Approx. 38.3 sq. metres (412.5 sq. feet)



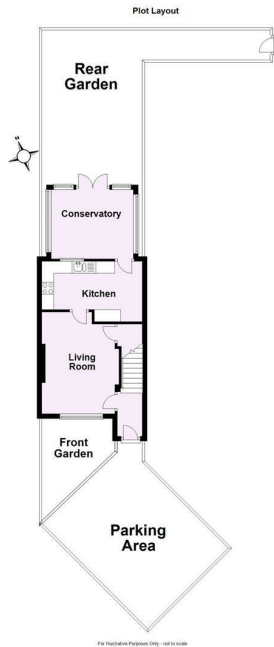
First Floor
Approx. 26.8 sq. metres (288.3 sq. feet)



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		91
(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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IMPORTANT NOTICE

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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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