



HUDSON
MOODY

24 Woodlands Grove, York YO31 1DL

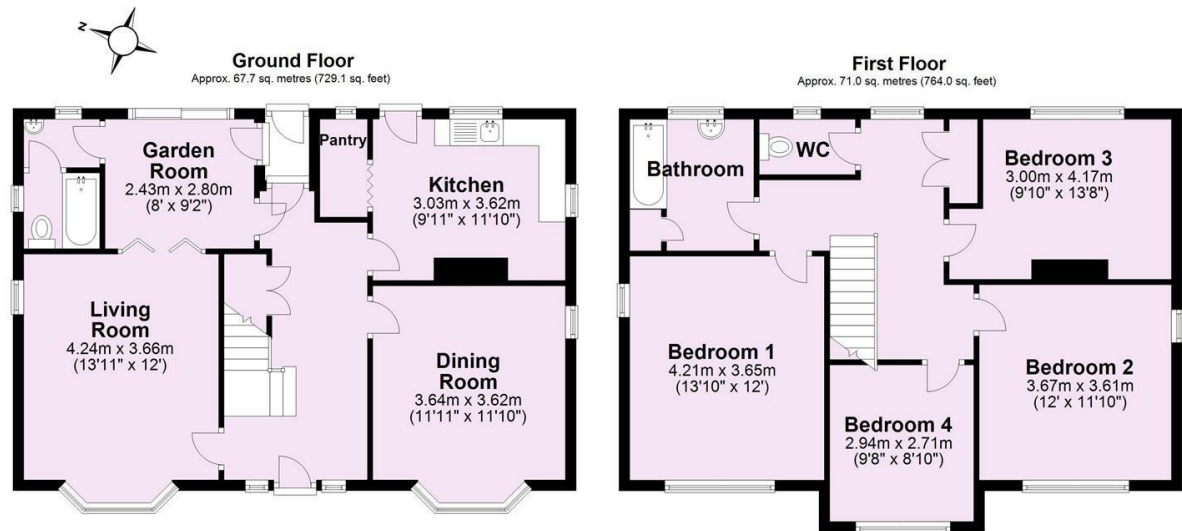
A unique and spacious 1930's DETACHED HOUSE, situated in the popular STOCKTON LANE area of York with easy access to Monks Cross Retail Park, York city centre and the A64 serving the motorway network. The property would benefit from some updating but has excellent potential.

- Attractive Substantial Detached House
- Three Reception Rooms
- Ground Floor Bathroom
- Kitchen and Separate Pantry
- Three Double Bedrooms
- Fourth Single Room/Study
- Large Attic Storage Area
- Tandem Garage
- Pleasant Gardens with Pond
- Sought After Location

Guide Price £800,000

Tenure: Freehold

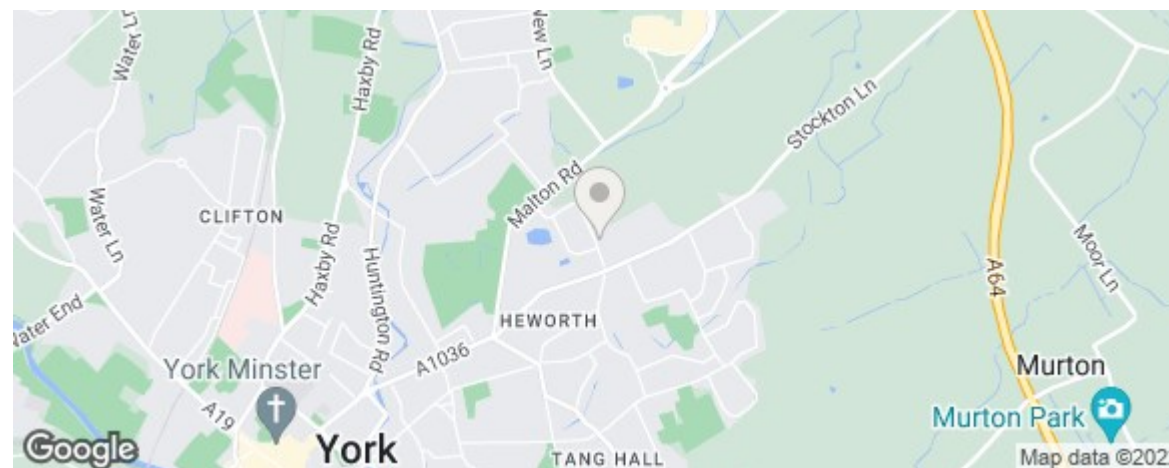
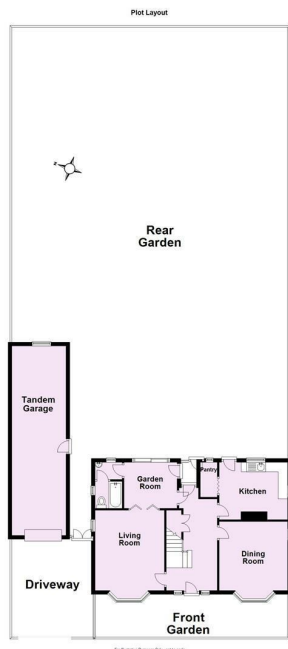
Council Tax Band: F



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







Energy Efficiency Rating	
	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	
England & Wales	68
EU Directive 2002/91/EC	14

Environmental Impact (CO ₂) Rating	
	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	

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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