



HUDSON
MOODY

28 Florence Grove, York YO30 5UR

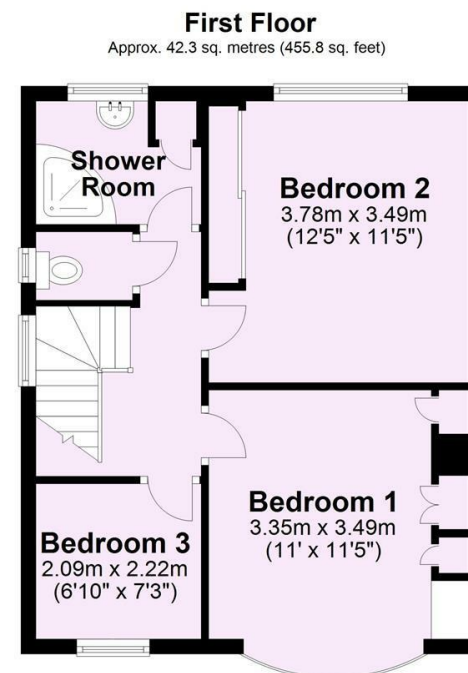
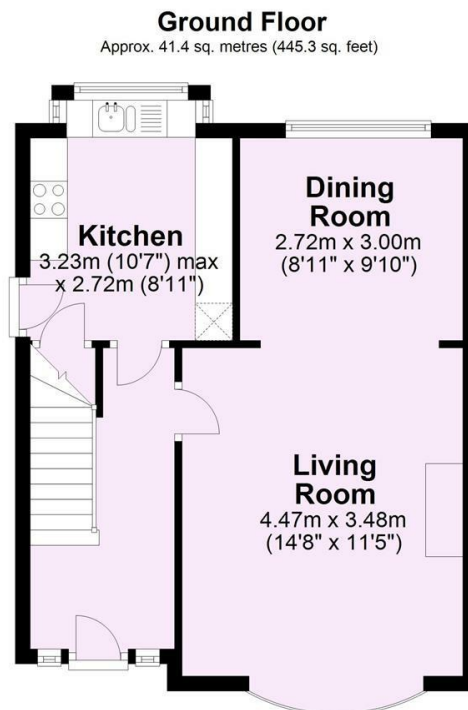
A well-presented three bedroom
TRADITIONAL SEMI-DETACHED HOUSE
with superbly maintained gardens,
situated in the popular Rawcliffe area of
York, within easy reach of the the city
centre and outer ring road.

- Semi-Detached Family Home
- Living Through Dining Room
- Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Single Bedroom or Study
- Modern House Shower Room
- Single Garage & Gated Driveway
- Beautifully Landscaped Front & Rear Gardens
- Convenient Location With Easy Access to City Centre

Guide Price £320,000

Tenure: Freehold

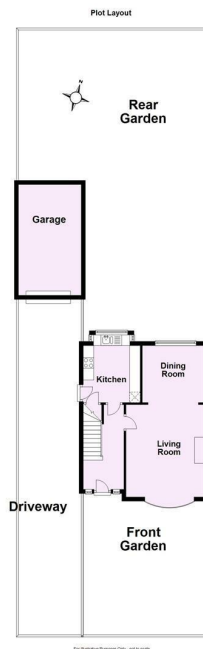
Council Tax Band: C



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		
	66	80
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.

**HUDSON
MOODY**

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