



HUDSON
MOODY

47 New Lane, York YO24 4NU

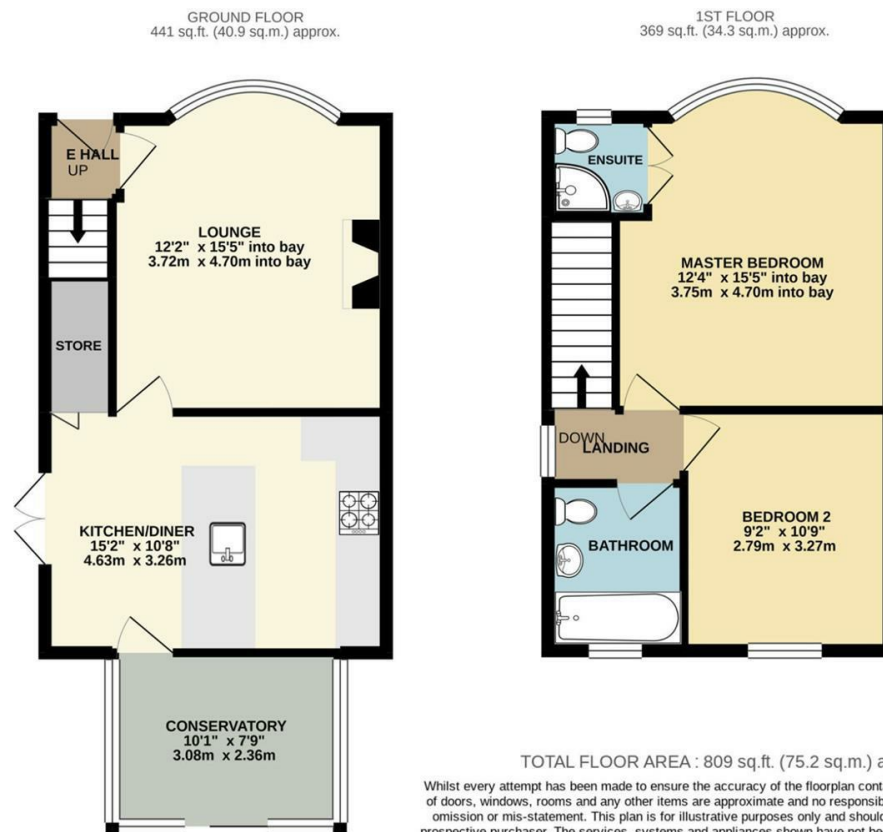
A charming and well presented TWO BEDROOM TRADITIONAL SEMI-DETACHED FAMILY HOUSE with excellent potential to extend (subject to the necessary planning consent). The house overlooks West Bank Park to the front and is situated in an enviable residential road in the popular Holgate area of York.

- Traditional Semi-Detached House
- Spacious Living Room
- Dining Kitchen
- Lean-To Conservatory
- Master Bedroom with En-Suite Shower Room
- Second Well Proportioned Bedroom
- House Bathroom
- Off Street Parking and Lawned Rear Garden
- Excellent Local Shops and Facilities in Acomb
- Overlooking Extensive Parkland.

Guide Price £365,000

Tenure: Freehold

Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



HUDSON
MOODY

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