



HUDSON  
MOODY

The Lea Church Lane, Moor Monkton, York YO26  
8JH

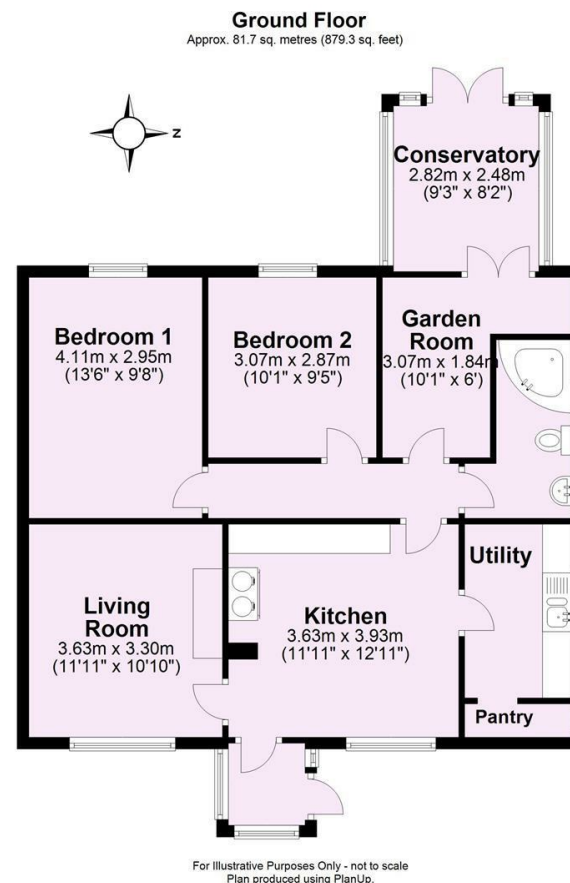


A surprisingly spacious TWO BEDROOM SEMI-DETACHED BUNGALOW requiring some updating yet offering HUGE POTENTIAL subject to planning approvals. Situated on a large plot just off the A59 providing easy access to York city centre, Harrogate and the A(1)M motorway network.

- Semi-Detached Bungalow on Large Plot
- Spacious Living Room
- Dining Kitchen, Utility & Walk-in Pantry Cupboard
- Two Double Bedrooms
- Garden Room and Conservatory
- Modern Bathroom
- Garage, Two Stables Rooms Converted to an Office
- Large Rear Garden with Mature Trees
- Access to Large Loft Via Pull Down Ladder
- Expired Planning Permission for Rear Extension & Loft Conversion

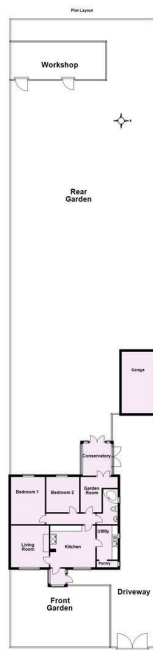
**Guide Price £325,000**

**Tenure: Freehold**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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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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