



9 Skiddaw, Woodthorpe, York YO24 2SZ

HUDSON
MOODY

An immaculate two bedroom SEMI DETACHED HOUSE. Situated in the popular area of WOODTHORPE to the WEST OF YORK providing easy access to the City Centre and A64

- Fully Renovated Throughout
- Ideal First Home
- Spacious Living Dining Room
- Newly Fitted Kitchen with Integral Appliances
- Two Bedrooms
- Modern Family Bathroom
- Private Garden with Seating Area
- Parking for Two Cars
- Excellent Local Amenities Including Doctors, Dentist, Shops, and Supermarkets
- Easy Access to York City Centre, York College and A64

Guide Price £235,000

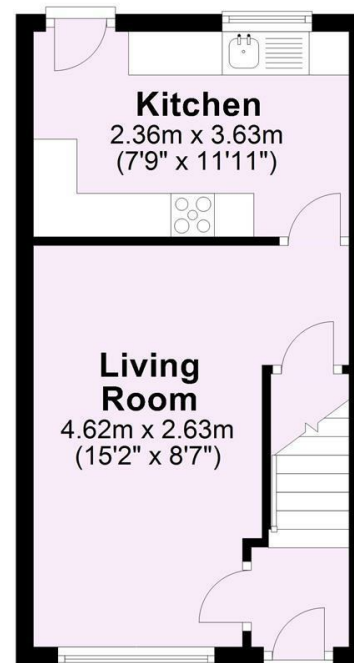
Tenure: Freehold

Council Tax Band: B



Ground Floor

Approx. 25.7 sq. metres (276.3 sq. feet)



First Floor

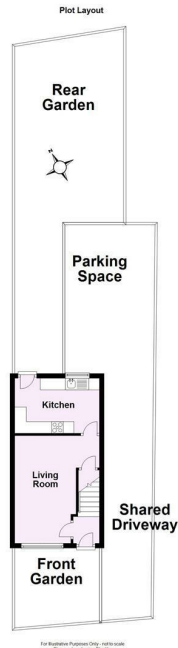
Approx. 25.7 sq. metres (276.3 sq. feet)




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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com