86 Acorn Way, York YO24 2RP

HUDSON MOODY 0.5

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Situated in the popular Woodthorpe area of York is this smartly presented, EXTENDED MODERN SEMI-DETACHED HOUSE lying within easy reach of both the city centre and outer ring road.

- Living Room
- Impressive Contemporary Kitchen
- Extended Dining Area
- Ground Floor Bathroom
- Three Double Bedrooms
- First Floor Bathroom
- Lawned Garden
- External Home Office
- Off Street Parking And Garage
- Excellent Local Shops and Facilities

Guide Price £340,000

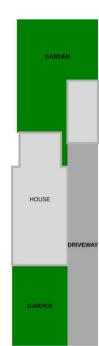
Tenure: Freehold

Council Tax Band: C



PLC





TOTAL FLOOR AREA: 1084 sg.ft. (100.7 sg.m.) approx. Hist every attempt has been make to ensure the accuracy of the foorplan contained here, measurement doos, windows, cons and any other times are approximate and no responsibility is taken for any objective purchaser. The splan is for illustrative propose only and should be used as such by an opactive purchaser. The service, systems and applicance shown have not been tested and no guard

















EU Directive 2002/91/EC

Energy Efficiency Rating

Not energy efficient - higher running costs

England & Wales

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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