



HUDSON
MOODY

5 Apple Tree Lane, York YO26 5TL

Situated in the popular area of Acomb is this beautifully presented, modern mid-terraced house. The property offers spacious accommodation with a living room and modern dining kitchen, three bedrooms (master en-suite) and family bathroom.

- Modern Mid Terraced House with 5 years NHBC Warranty Left
- Spacious Living Room
- Fitted Dining Kitchen with Appliances
- Ground Floor WC and Storage
- Master En-Suite Bedroom
- Two Additional Bedrooms
- House Bathroom with Shower Over Bath
- Off Road Parking
- Enclosed Decked Garden with Rear Access
- Private Development with Only 11 Homes

Guide Price £300,000

Tenure: Freehold

Council Tax Band: C

Apple Tree Lane
Approximate Gross Internal Area = 79.6 sq m / 856 sq ft

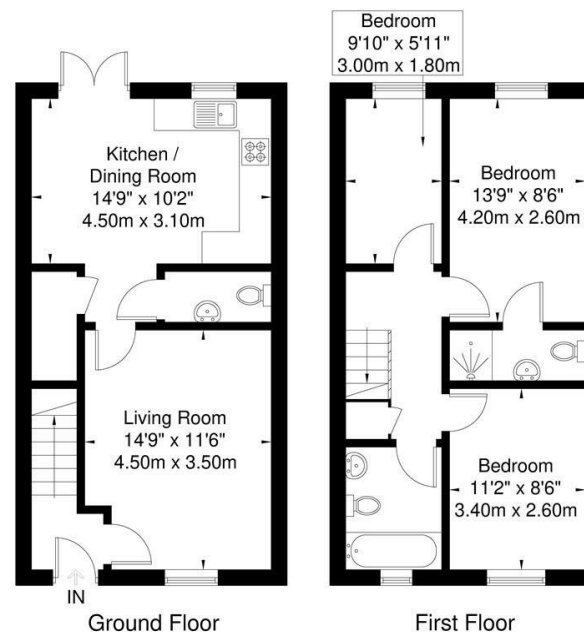


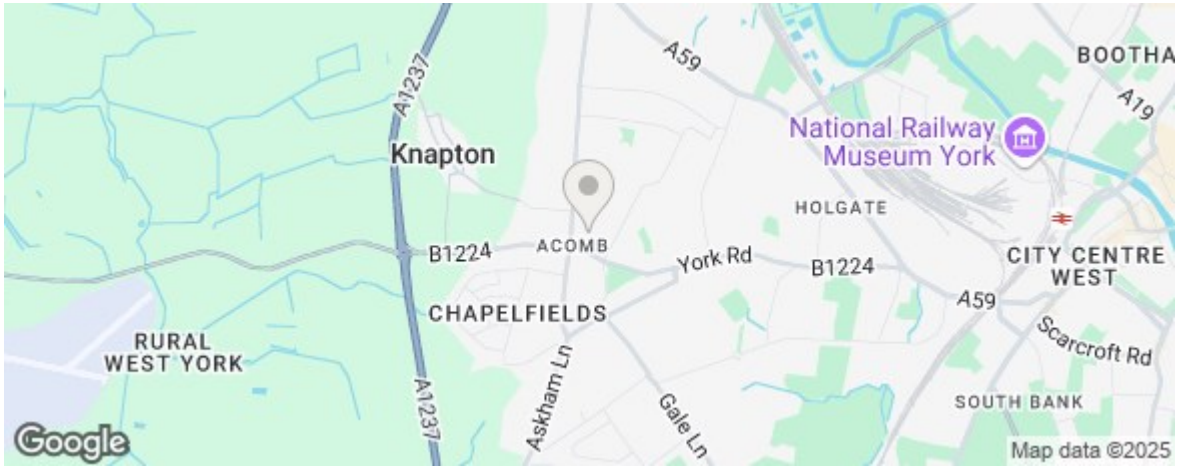
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.
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58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com