

HUDSON
MOODY

7a Braeside Gardens, York YO24 4EZ

This CHARMING BRIGHT detached chalet style house is at the head of a quiet cul-de-sac off Acomb Road and conveniently placed between York city centre and Acomb Village,



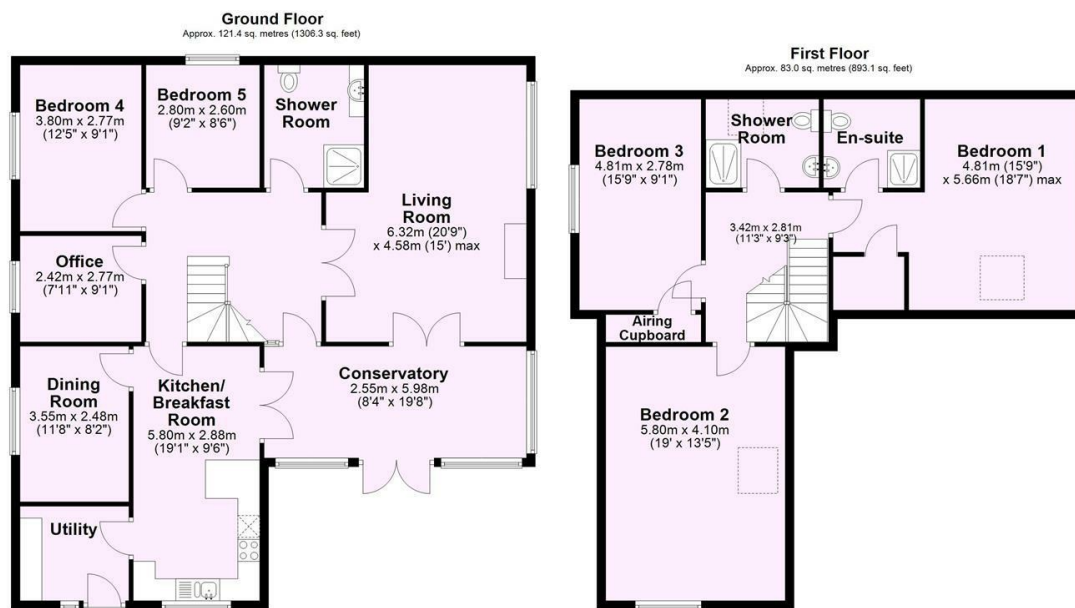
The property offers spacious living accommodation, conservatory, five bedrooms, double garage and generous gardens surrounded by trees and hedges.

- Spacious Family Home in Convenient Location
- Two Ground Floor Bedrooms. Study. Utility/Boot Room
- Generous Breakfast Kitchen
- Good Sized Living Room Continuing into Conservatory
- Ground Floor Shower Room
- Master Bedroom with En-Suite Shower Room
- Two Large Double Bedrooms
- House Shower Room
- Double Garage and Parking Area
- Delightful Enclosed Gardens.

Guide Price £675,000

Tenure: Freehold

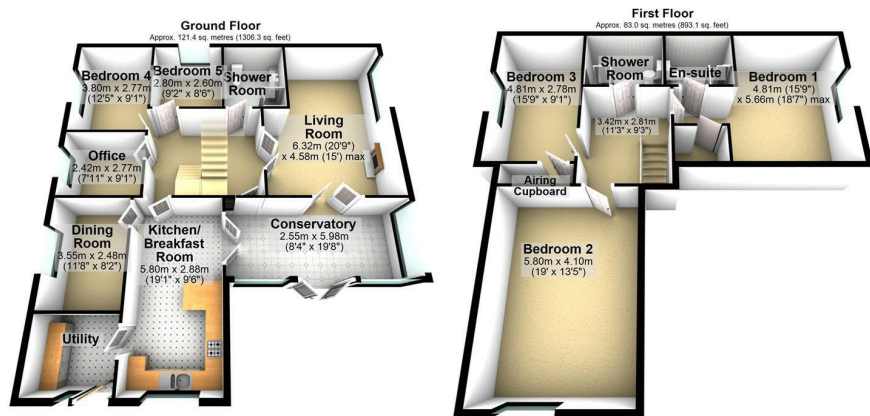
Council Tax Band: G



Total area: approx. 204.3 sq. metres (2199.3 sq. feet)

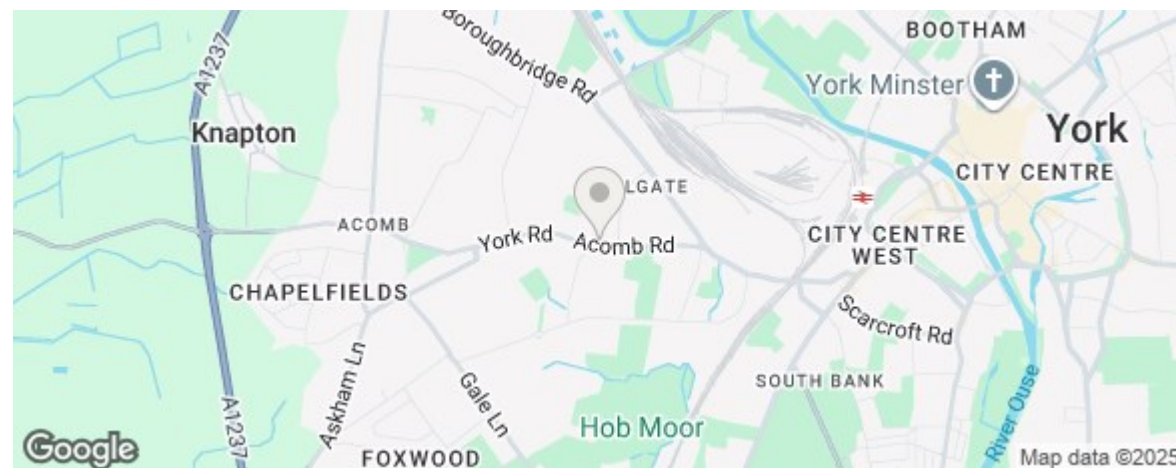






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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