



HUDSON
MOODY

46 Lowick, Woodthorpe, York YO24 2RF

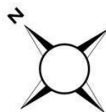
****OFFERED FOR SALE WITH NO ONWARD CHAIN**** A modern refurbished two bedroom mid-townhouse, situated in a sought after cul-de-sac, in the highly regarded Woodthorpe area of York, with an enclosed rear garden and allocated off-road parking space. The property is ideal for first time buyers.

- ****Offered For Sale With No Onward Chain****
- Recently Undergone A Programme Of Refurbishment To Include Central Heating System
- Modern Kitchen
- Lounge/Diner With Glazed Door Leading To The Rear Garden
- Enclosed Rear Garden With Covered Seating Area
- Allocated Off-Road Parking Space
- Modern Shower Room With Walk-In Shower
- Bedroom One With Fitted Wardrobes
- Range Of Local Amenities To Include Shops And Schools
- Sought After Cul-De-Sac Location

Offers In Excess Of £200,000

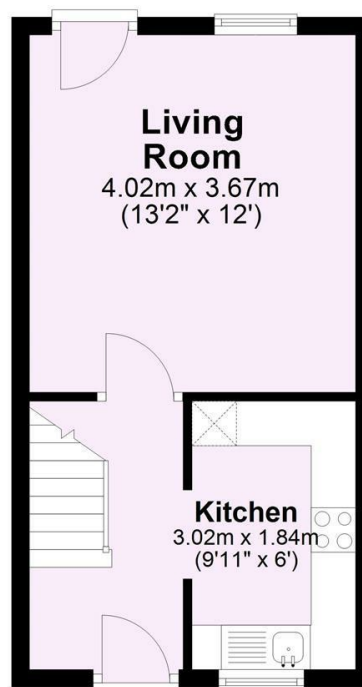
Tenure: Freehold

Council Tax Band: B



Ground Floor

Approx. 26.2 sq. metres (281.8 sq. feet)



First Floor

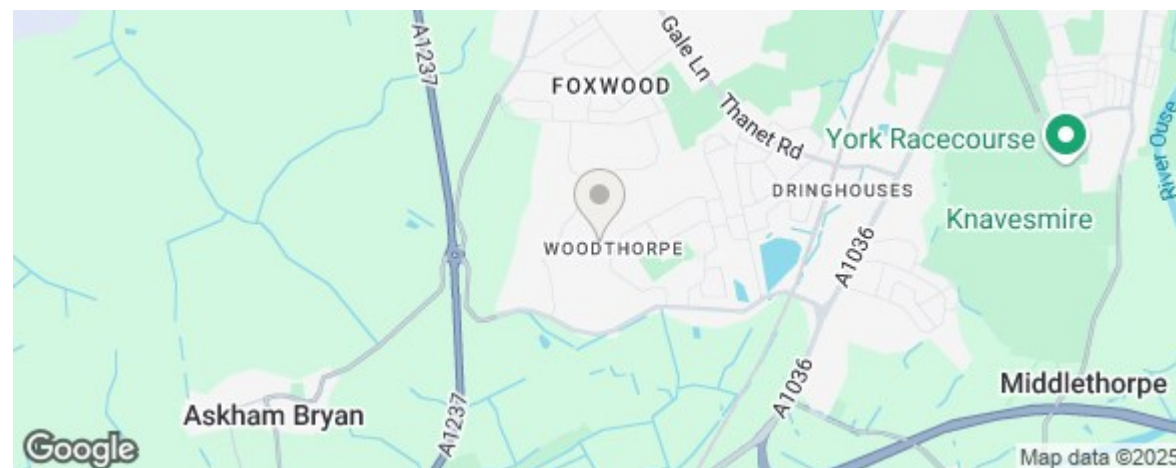
Approx. 26.2 sq. metres (281.8 sq. feet)



Total area: approx. 52.4 sq. metres (563.6 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(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
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