



HUDSON
MOODY

28 Ullswater, York YO24 2RS

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Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft

Set within the popular Woodthorpe area of York you will find this spacious and newly renovated semi-detached chalet style house that offers four first floor bedrooms and a versatile dining room/ fifth bedroom.

This 'ready to move into' property has been recently renovated to include a re-wire, re-plumb with new heating system, new Kitchen, bathrooms, flooring throughout, mostly new external windows and doors and is decorated in contemporary colours. The property also enjoys a pleasant, predominantly lawned, rear garden and single garage.

- Impressive Semi-Detached Chalet Style House Located in Woodthorpe
- Open Plan Living and Dining Room with French Door out to the Garden
- Well Fitted Kitchen with Built in Appliances
- Separate Dining Room/Bedroom 5
- Ground Floor Shower Room
- Four First Floor Bedrooms
- House Bathroom with Shower over Bath
- Generous Front and Rear Gardens
- Off Street Parking with EV Charge Point
- Single Garage with New Electric Door and New Wiring

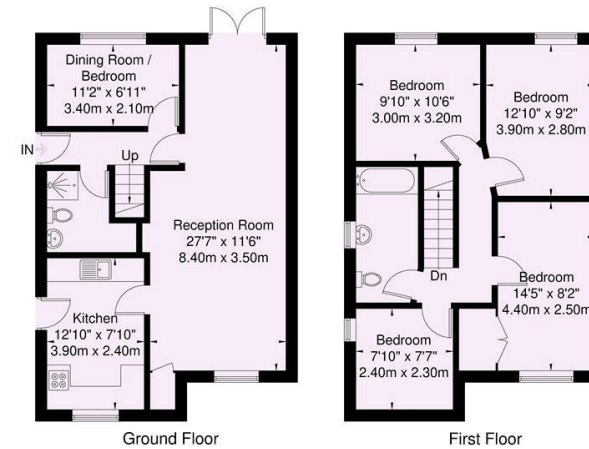


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Offers Over £375,000

Tenure: Freehold

Council Tax Band: C





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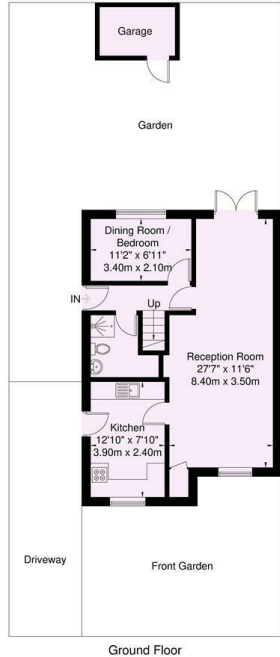
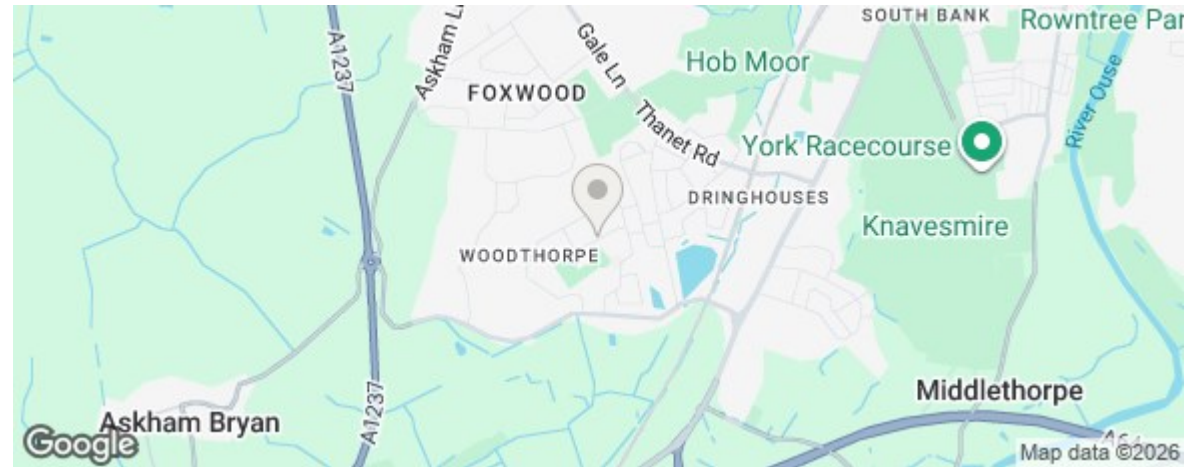


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.
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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