



HUDSON  
MOODY

14 Reginald Grove, York YO23 1LN

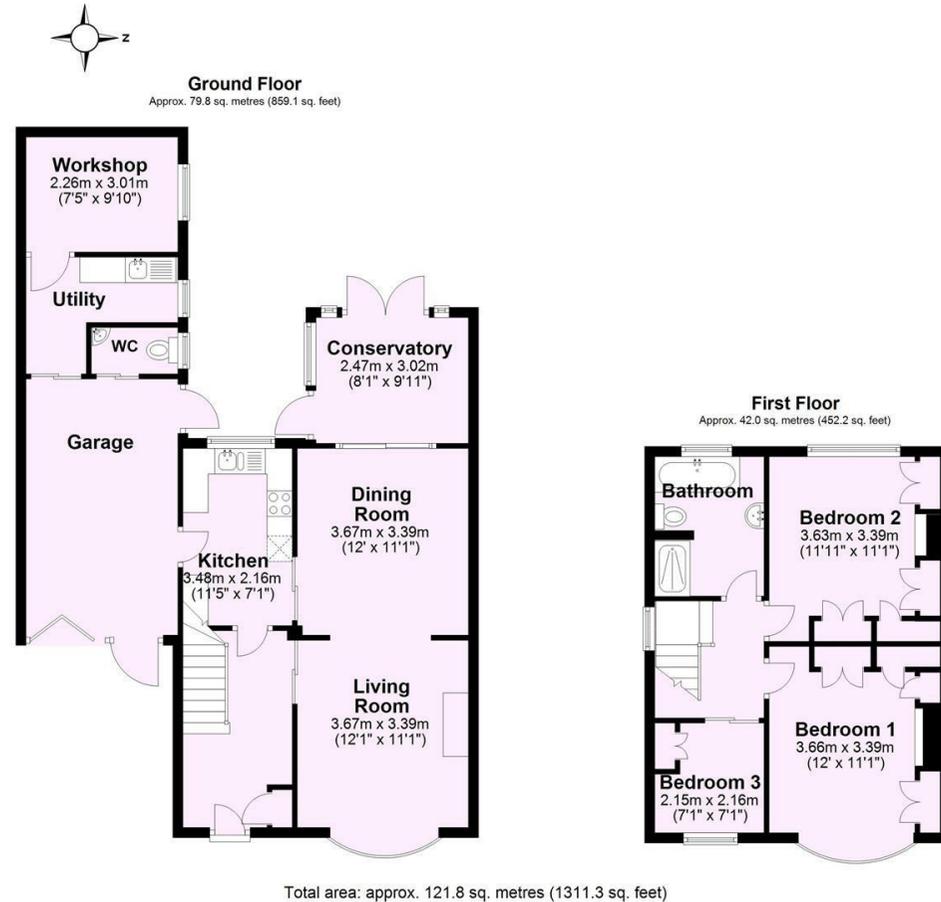
A rare opportunity to secure a charming three bedroom semi-detached home with off street parking in one of York's most desirable areas. This much loved family home, with a wealth of potential to update and enhance, is close to the Knavesmire, Rowntree Park and within walking distance of the city centre.

- Traditional Semi-Detached Home
- A Much Loved Family Home For Over 50 Years
- Two Reception Rooms
- Kitchen with Integrated Appliances
- WC, Utility and Workshop
- Two Double Bedrooms and Additional Single Bedroom
- Well Maintained Gardens
- Off Street Parking for Two Cars and Garage
- Walking Distance to The Knavesmire, Rowntree Park and City Centre
- NO ONWARD CHAIN

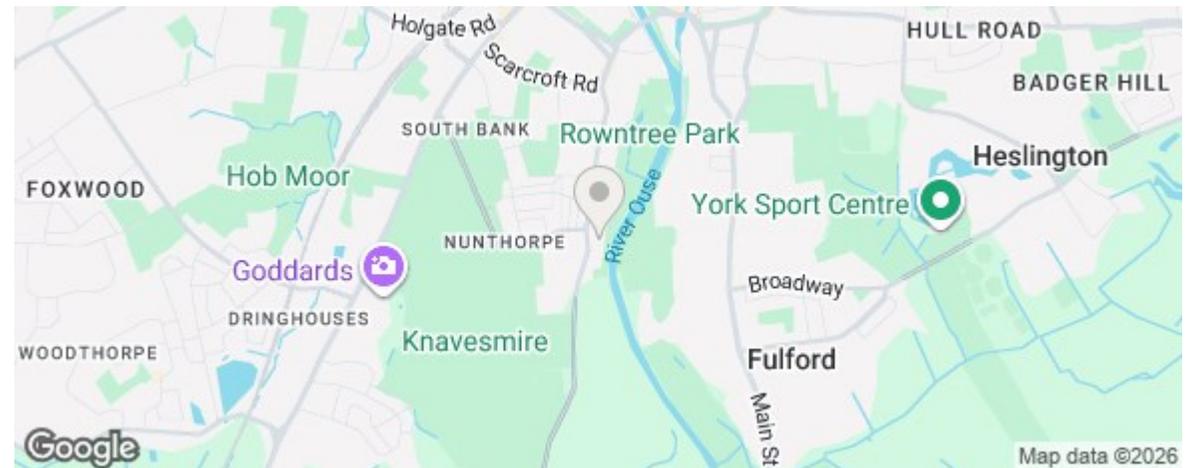
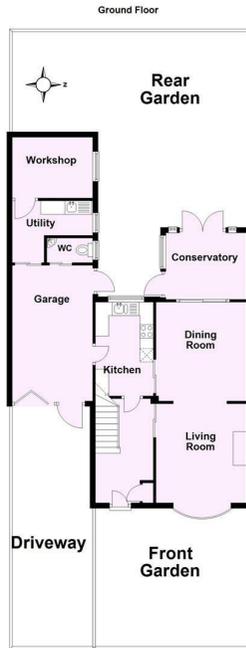
**Offers Over £475,000**

**Tenure: Freehold**

**Council Tax Band: C**







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**