



9 Barbara Grove, Holgate, York YO24 4DP

HUDSON  
MOODY



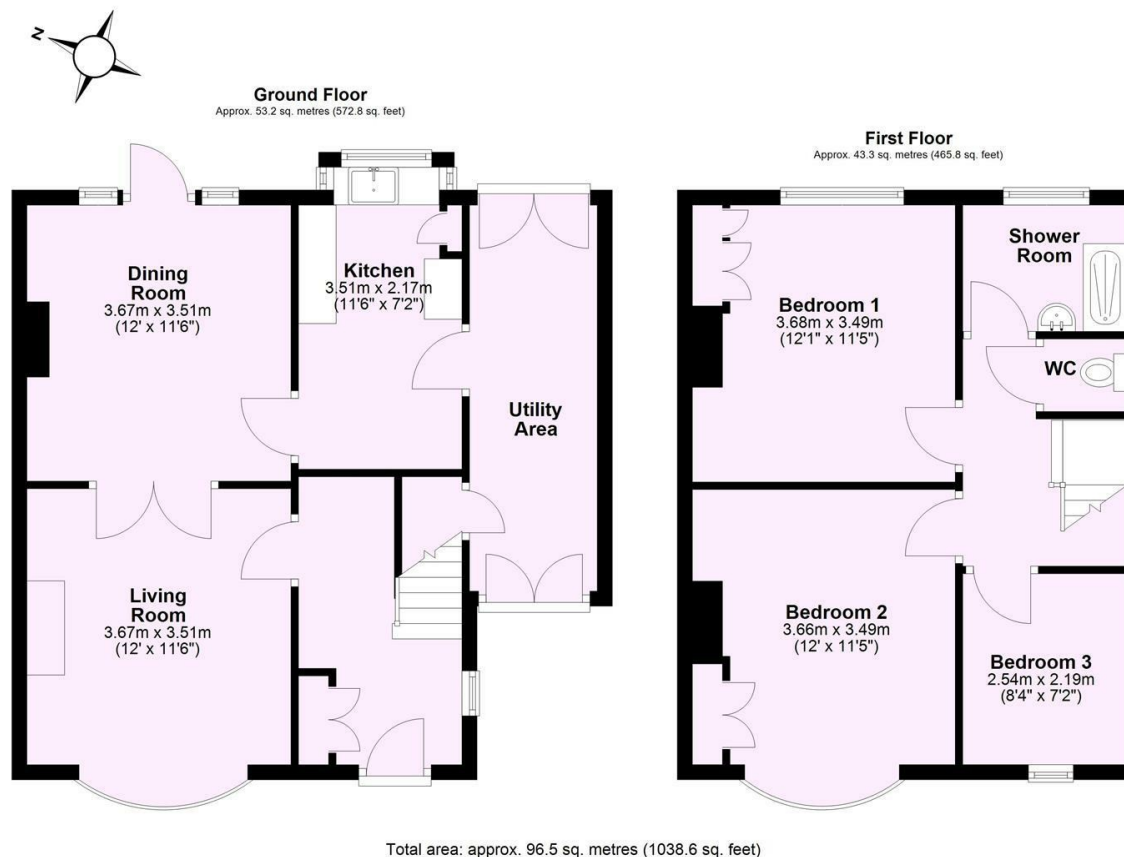
A traditional bay fronted semi-detached house with wrap around gardens. The house is situated on a hillside at the head of a cul-de-sac in the popular Holgate area of York, within easy reach of the city centre and railway station. Although now in need of some cosmetic updating, the house offers excellent potential to create a much loved family home and is set on a large plot with garage and driveway.

- Traditional Semi-Detached House
- Conveniently Located Close to City and Railway Station
- Reception Hall and Useful Side Hall
- Connected Living and Dining Rooms
- Well Fitted Kitchen
- Two Double Bedrooms and Single Bedroom
- Shower Room and Separate WC
- Generous Plot with Driveway and Single Garage
- Requires Cosmetic Updating.
- Offered With No Chain

**Offers Over £325,000**

**Tenure: Freehold**

**Council Tax Band:**



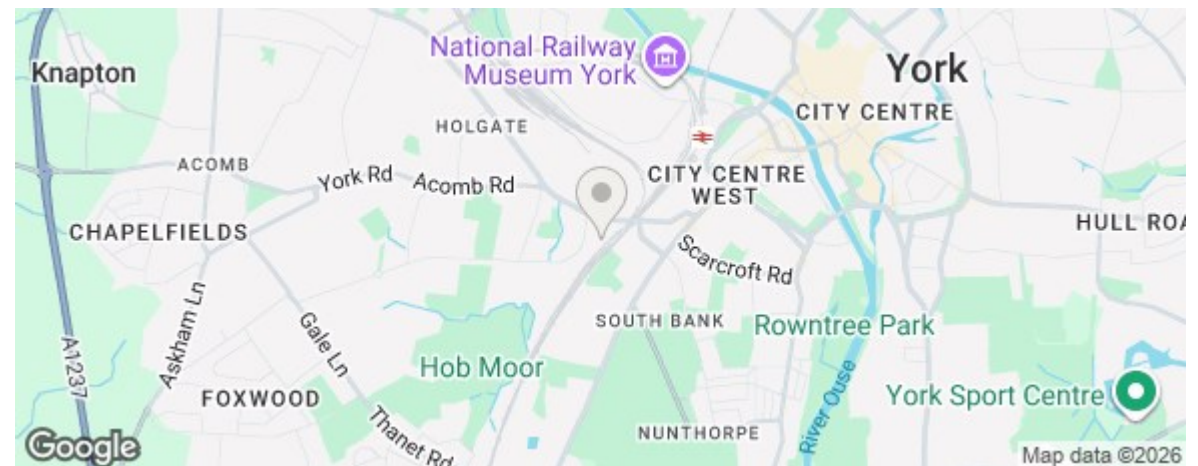








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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.

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