HUDSON
MOODY
59 Melrosegate, Heworth, York YO31 0SB

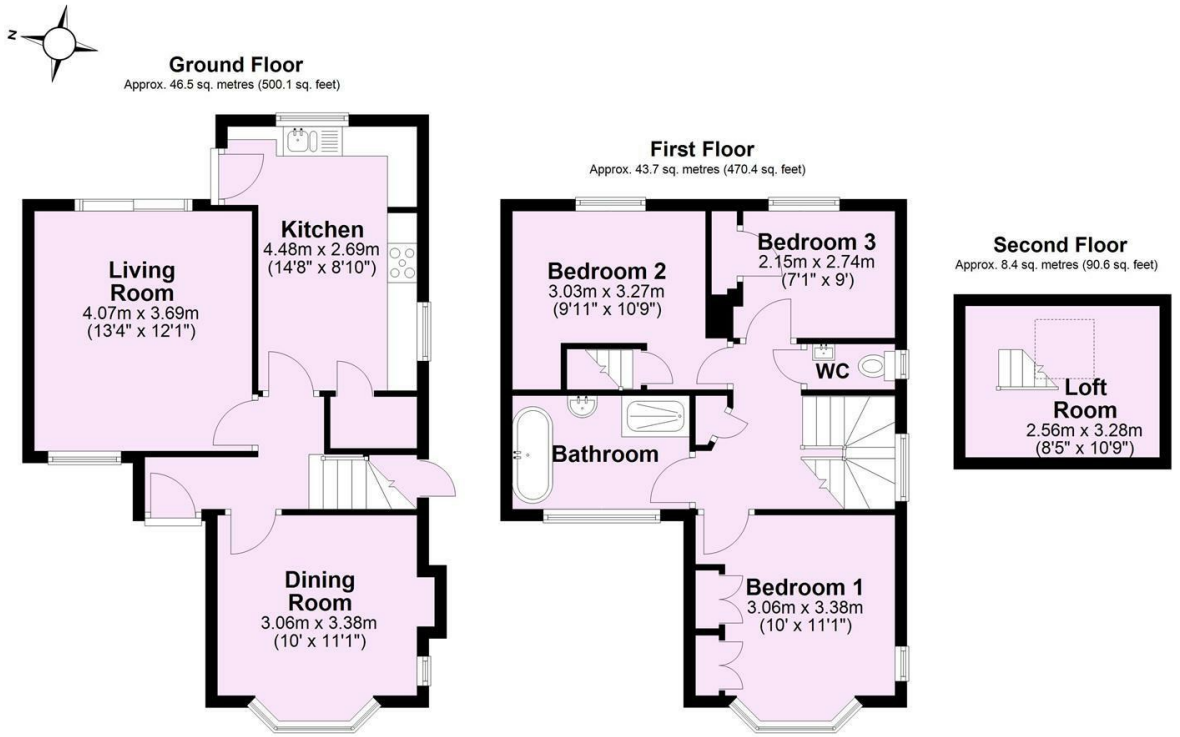
This beautifully restored 1920s semi-detached home is situated on Melrosegate, just beyond Heworth Village, within walking distance of York City Centre and a wealth of local amenities.

- Beautifully Restored 1920's Home
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Living Room with Log Burner
- Luxury Bathroom Suite
- A Wealth of Original Features
- Rear Garden
- Driveway Parking
- Garage
- Walking Distance to Amenities

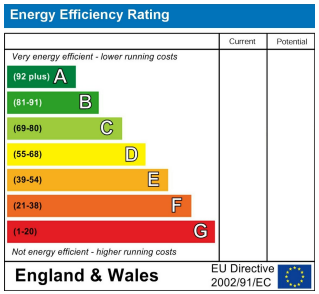
Guide Price £395,000

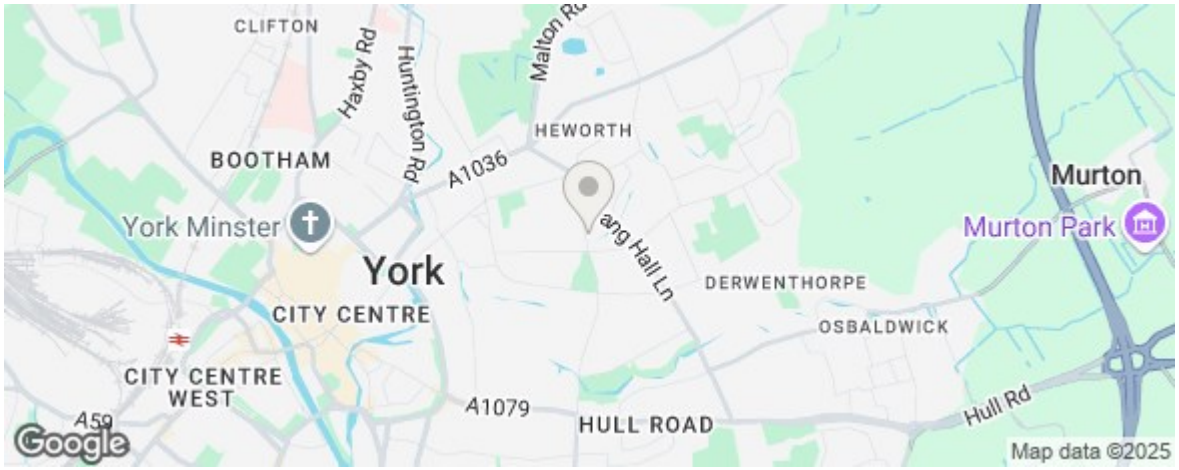
Tenure: Freehold

Council Tax Band: C



Total area: approx. 98.6 sq. metres (1061.1 sq. feet)





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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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