



42 Sails Drive, Heslington, York YO10 3LR

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A modern SEMI-DETACHED HOUSE situated in the popular Heslington area of York, within easy reach of the University, outer ring road and city centre. The house stands at the head of a cul-de-sac and offers spacious living accommodation and three bedrooms together with a pleasant garden, driveway and single garage.

- Attractive Modern Semi-Detached House
- Sought After Area, Easy Access to York, The University and A64
- Catchment Area for Outstanding Schools
- Good Sized Living/Dining Room, Downstairs WC
- Immaculate Shaker Style Kitchen
- Master Bedroom with En-Suite Shower Room
- Further Double and Single Bedrooms
- Modern House Bathroom
- Attractive Garden
- Single Garage and Parking

Guide Price £375,000

Tenure: Freehold

Council Tax Band: D



Ground Floor
Approx. 39.7 sq. metres (427.0 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 79.9 sq. metres (859.7 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	84
England & Wales		EU Directive 2002/91/EC	



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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.
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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com