



HUDSON
MOODY

7 Pinewood Hill, York YO10 5HR

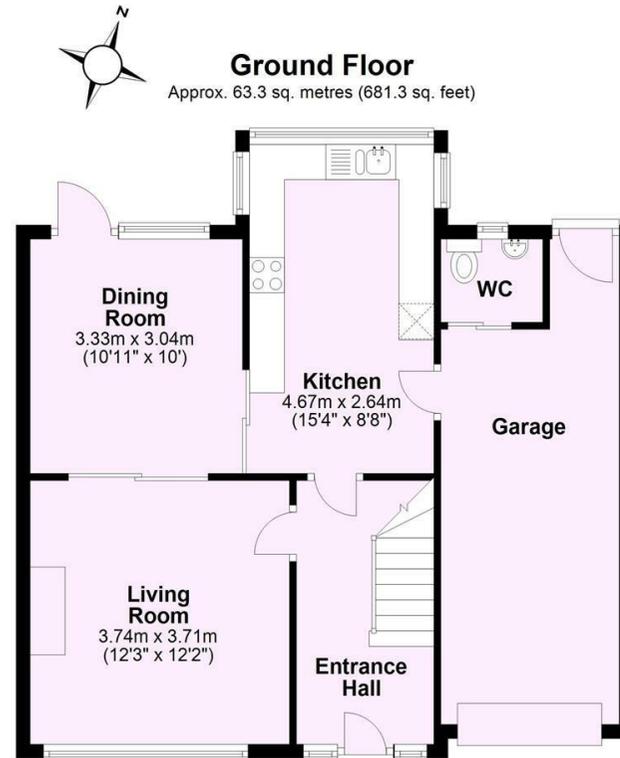
A three bedroom, semi detached home. Situated in the sought after Badger Hill area of York, close to the University of York and within easy reach of York city centre, and the A64

- Spacious Semi-Detached House
- Two Reception Rooms
- Modern Kitchen with Integral Oven and Hob
- Ground Floor WC Within the Garage
- Three Bedrooms
- House Shower Room
- Generous and Private Lawned Garden
- Off Street Parking
- No Onward Chain
- Popular Residential Area within Easy Access of York University city centre, A64 and Well Regarded Schools

Guide Price £375,000

Tenure: Freehold

Council Tax Band: C



Total area: approx. 104.7 sq. metres (1127.5 sq. feet)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.
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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