



HUDSON  
MOODY

249 Beckfield Lane, York YO26 5PG

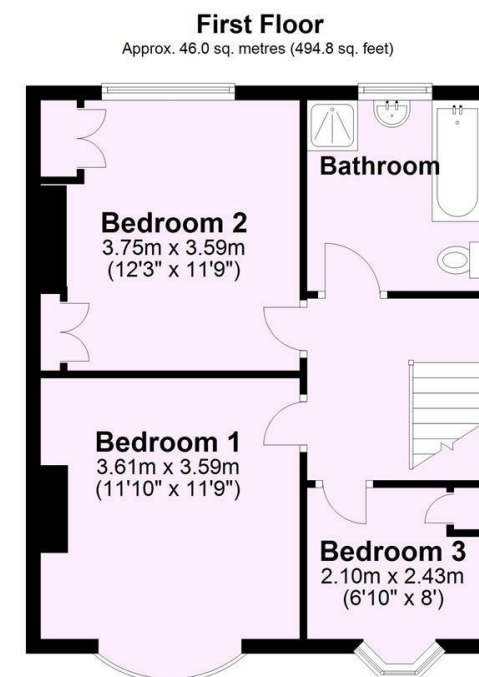
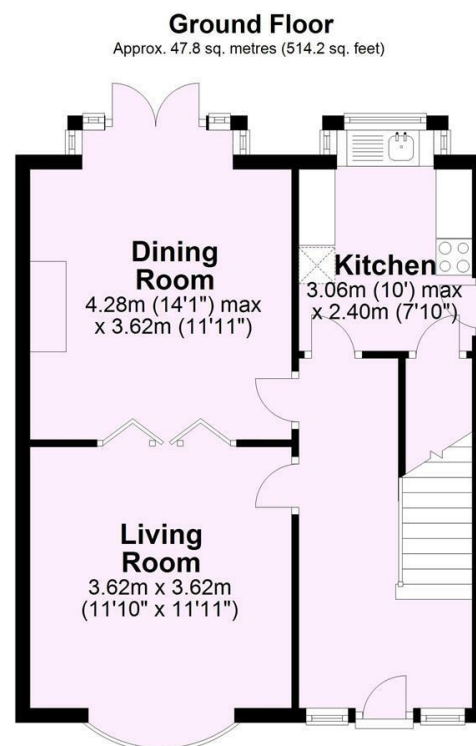
A beautifully presented 1930s SEMI-DETACHED HOUSE that has been sympathetically updated by the current owners, yet offers the opportunity for further renovation and extension. The property lies within easy reach of York city centre and the outer ring road feeding to the motorway network.

- Spacious Reception Hall
- Living Room Opening Through to Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Single Room or Study
- Immaculate House Bathroom
- Front Garden and Driveway to Single Garage
- Well Tended Rear Garden with Patio, Lawn and Mature Planting
- Excellent Location

**Guide Price £375,000**

**Tenure: Freehold**

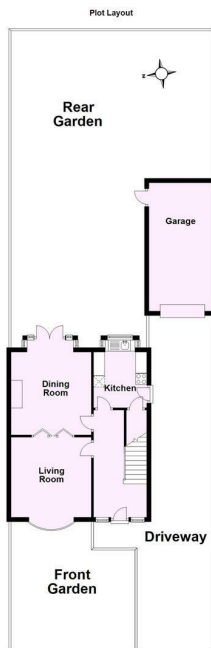
**Council Tax Band: C**



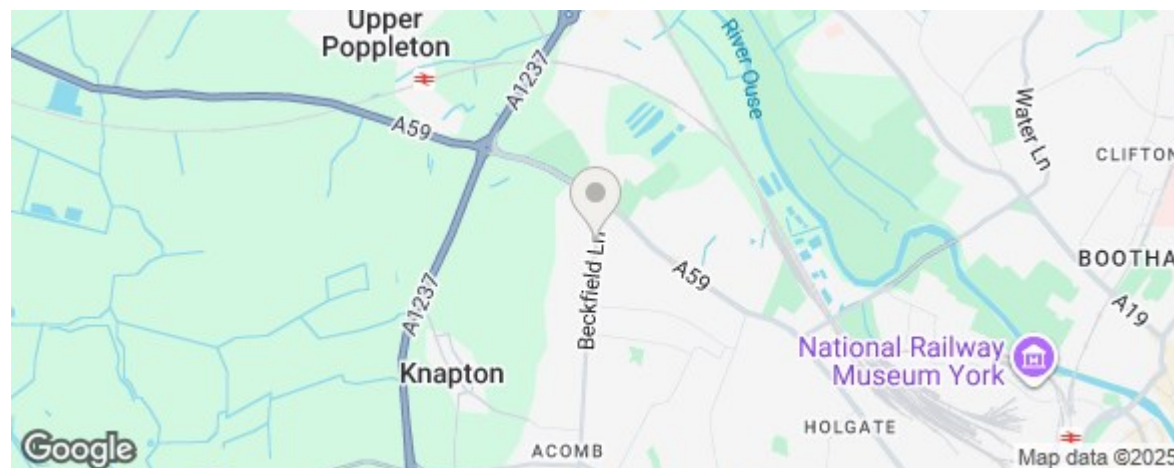
Total area: approx. 93.7 sq. metres (1009.0 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**