



HUDSON
MOODY

79 Boroughbridge Road, York YO26 5ST

A well presented 1930s traditional bay fronted SEMI-DETACHED HOUSE that offers spacious living accommodation and three bedrooms. The house stands on a great sized plot with off street parking, rear garden and benefits from a selection of local shops and services nearby.

- Traditional Bay Fronted 1930's Semi-Detached House
- Open Plan Living and Dining Rooms with Oak Flooring
- Fitted Kitchen with Appliances
- Two Generous Double Bedrooms
- Single Room (currently used as an office)
- Fully Tiled Modern House Bathroom with Shower Over Bath
- Ample Off Street Parking to Front with EV Charge Point
- Lawned Rear Garden
- Convenient Location
- Selection of Local Shops and Services

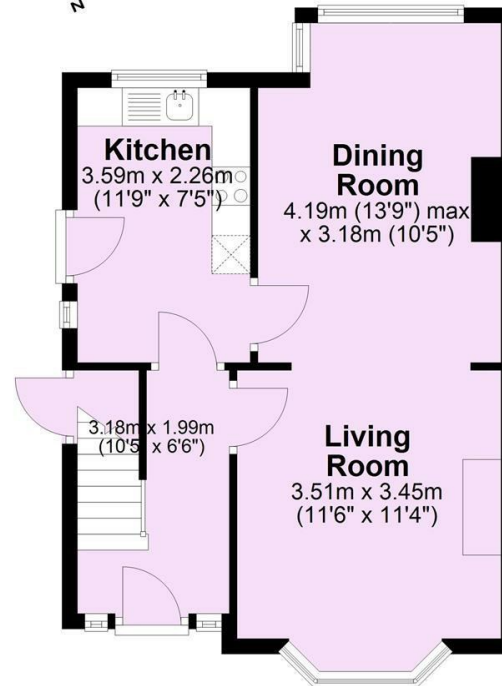
Offers Over £325,000

Tenure: Freehold

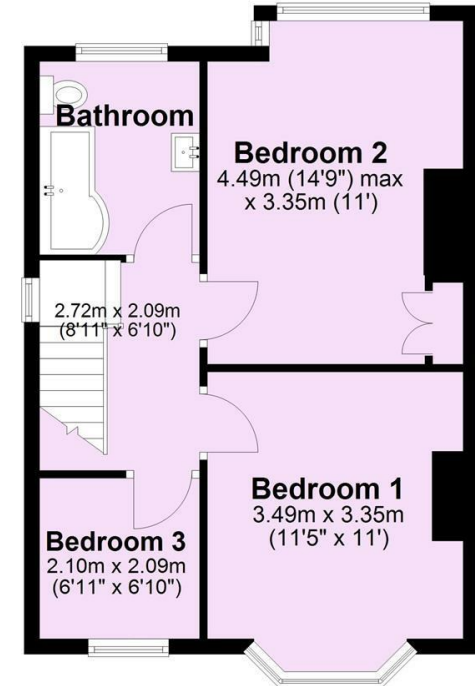
Council Tax Band: C



Ground Floor
Approx. 41.2 sq. metres (443.5 sq. feet)



First Floor
Approx. 43.4 sq. metres (467.6 sq. feet)



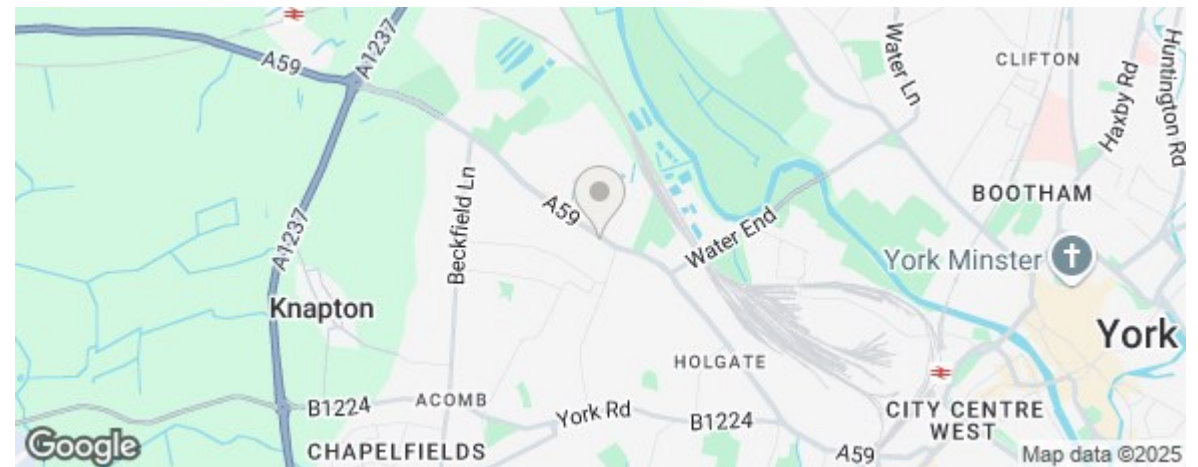
Total area: approx. 84.6 sq. metres (911.1 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com