



20 Bramble Dene, Woodthorpe, York YO24 2RH

HUDSON
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A beautifully presented semi detached bungalow which has undergone a complete refurbishment. Conveniently situated in the sought after residential area of Woodthorpe, lying to the South West of York within easy reach of the city centre, A64 and ring road.

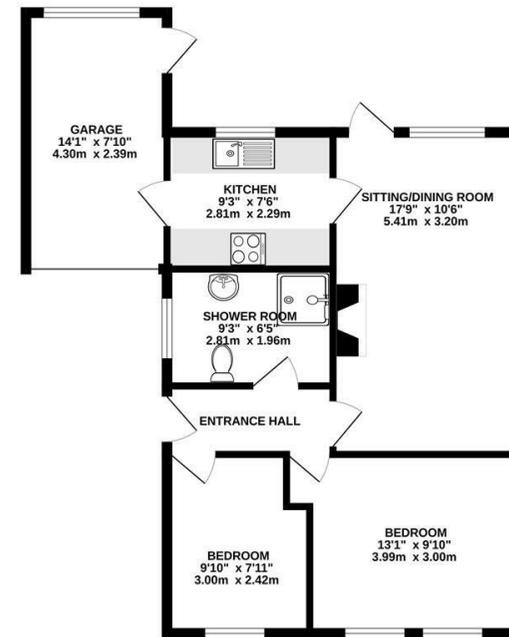
- Beautifully Renovated with Attention to Detail Throughout
- Open Plan Living Dining Room with Access to the Garden
- Modern Shaker Style Kitchen with Integral Appliances
- Stylish House Shower Room
- Two Double Bedroom with Bespoke Fitted Storage
- Generous Rear Garden
- Integral Garage and Driveway
- No Onward Chain
- Excellent Local Amenities
- Easy Access to the city centre, A64 and the Ring Road

Guide Price £275,000

Tenure: Freehold

Council Tax Band: B

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.

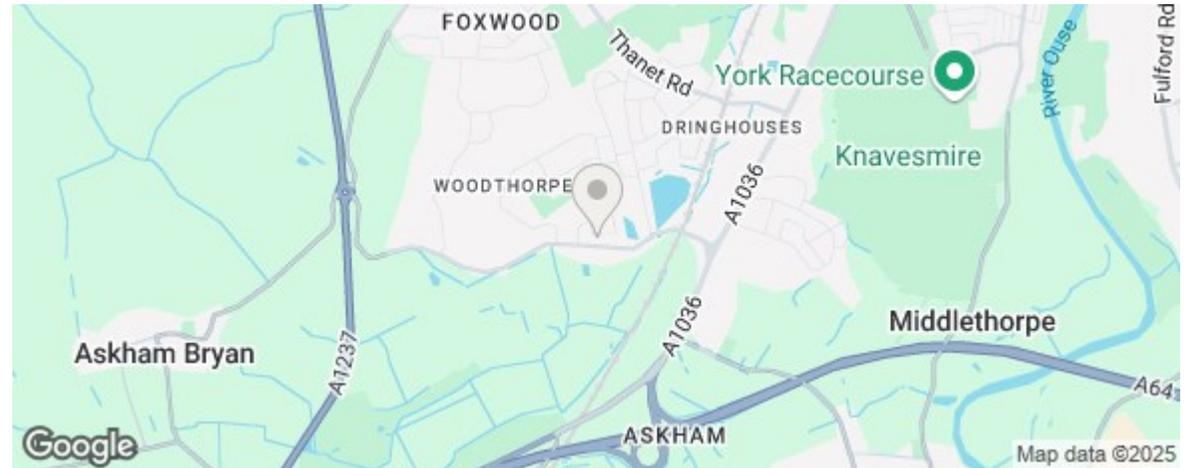
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, windows, doors etc. may differ from the approximate and/or approximate values for any error. Dimensions of the floorplan are for illustrative purposes only and should be used as a guide only for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with MetreX CS024







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com