



HUDSON  
MOODY

6 Muncastergate, York YO31 9JY

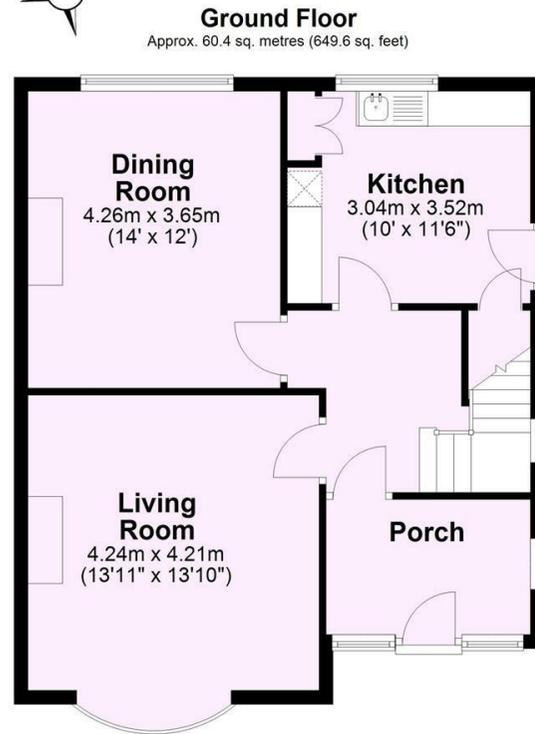
A traditional semi detached period home. Occupying a private, substantial plot and benefitting from a separate garage. Situated in a enviable position close to Heworth Golf Course on the leafy street of Muncastergate.

- 1930s Semi Detached Home
- Fantastic Opportunity to Extend and Update
- Two Reception Rooms
- Three Bedrooms
- Family Shower Room and Separate WC
- Enjoying a Set Back Position with Gardens Wrapping Around Three Sides
- Private Rear Aspect
- Separate Garage Accessed Via a Shared Driveway
- No Onward Chain
- Excellent Commuter Links to the A64 and easy access to Vangarde Shopping Park and the City Centre

**Guide Price £500,000**

**Tenure: Freehold**

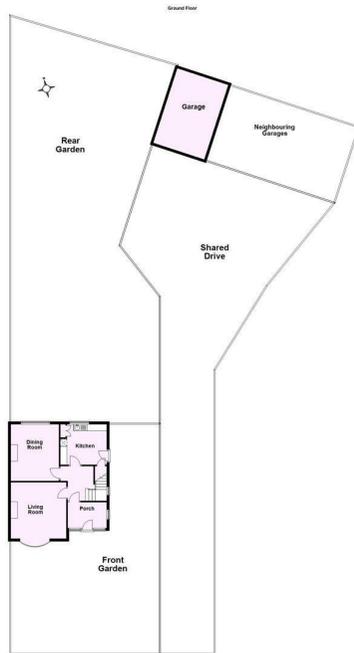
**Council Tax Band: D**



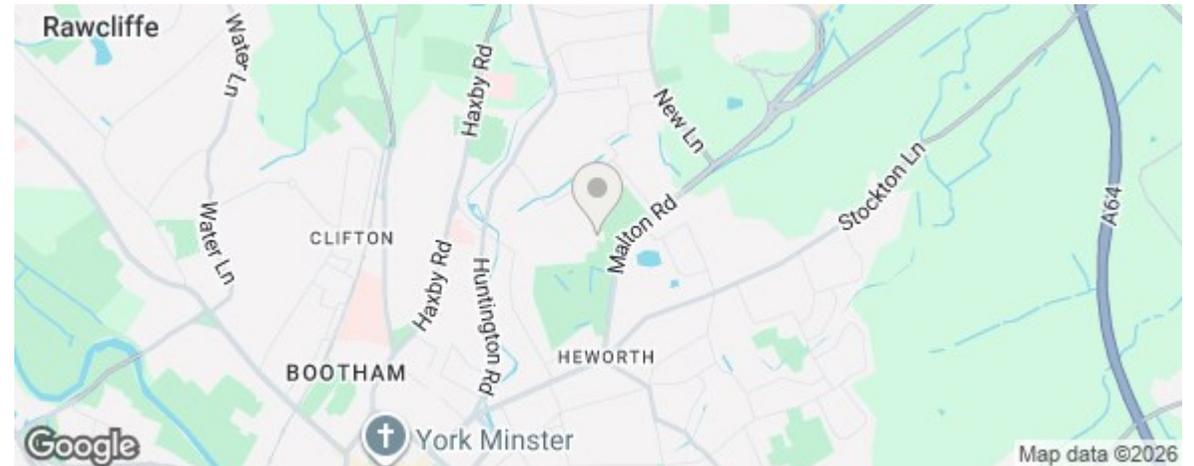
Total area: approx. 120.4 sq. metres (1295.8 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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