



HUDSON  
MOODY

3 Lady Road, York YO30 6DH



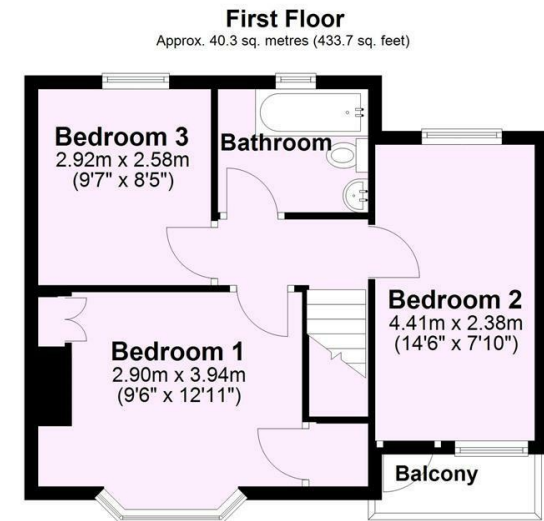
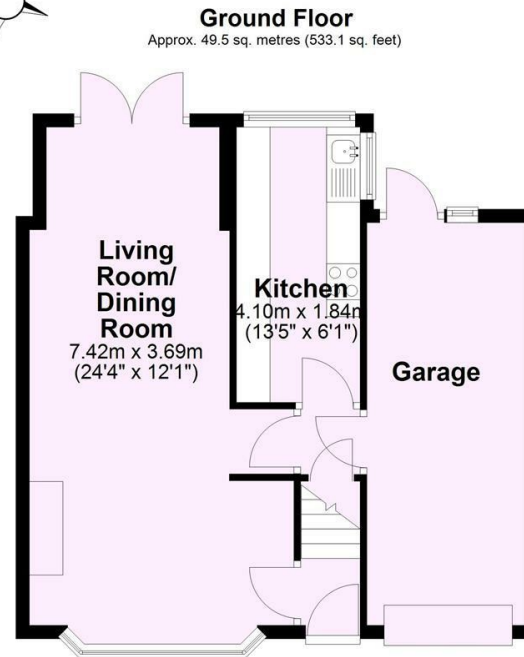
An extended, bay fronted traditional three bedroom SEMI-DETACHED HOUSE.  
Situated in the popular Burton Stone Lane area of York, within easy reach of the city centre, York District Hospital and York train station .

- Well Presented and Extended 1930s Semi-Detached House
- Open Plan Living and Dining Area with Log Burning Stove
- Kitchen with Space for Appliances
- Two Generous Double Bedrooms one with Balcony
- Third Good Sized Bedroom
- Family Bathroom
- Substantial South Facing Lawned Garden
- Integral Garage and Off Street Parking
- Convenient Location Close to York City Centre, York Hospital and York St John University

**Guide Price £300,000**

**Tenure: Freehold**

**Council Tax Band: C**



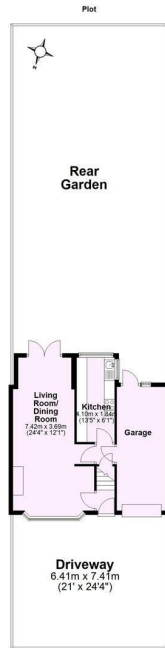
Total area: approx. 89.8 sq. metres (966.8 sq. feet)



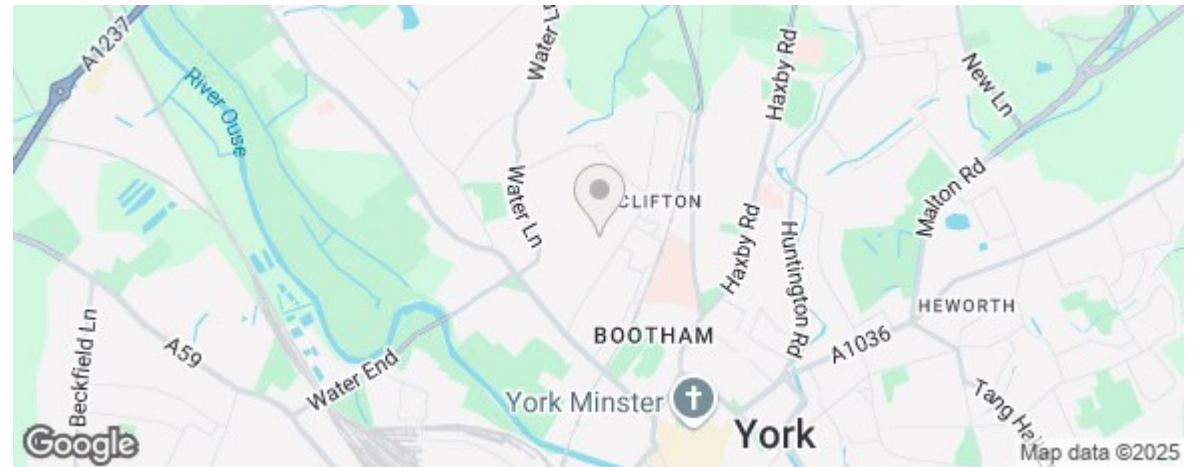








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### 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.

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