



HUDSON
MOODY

6 Stablers Walk, Earswick, York YO32 9UZ

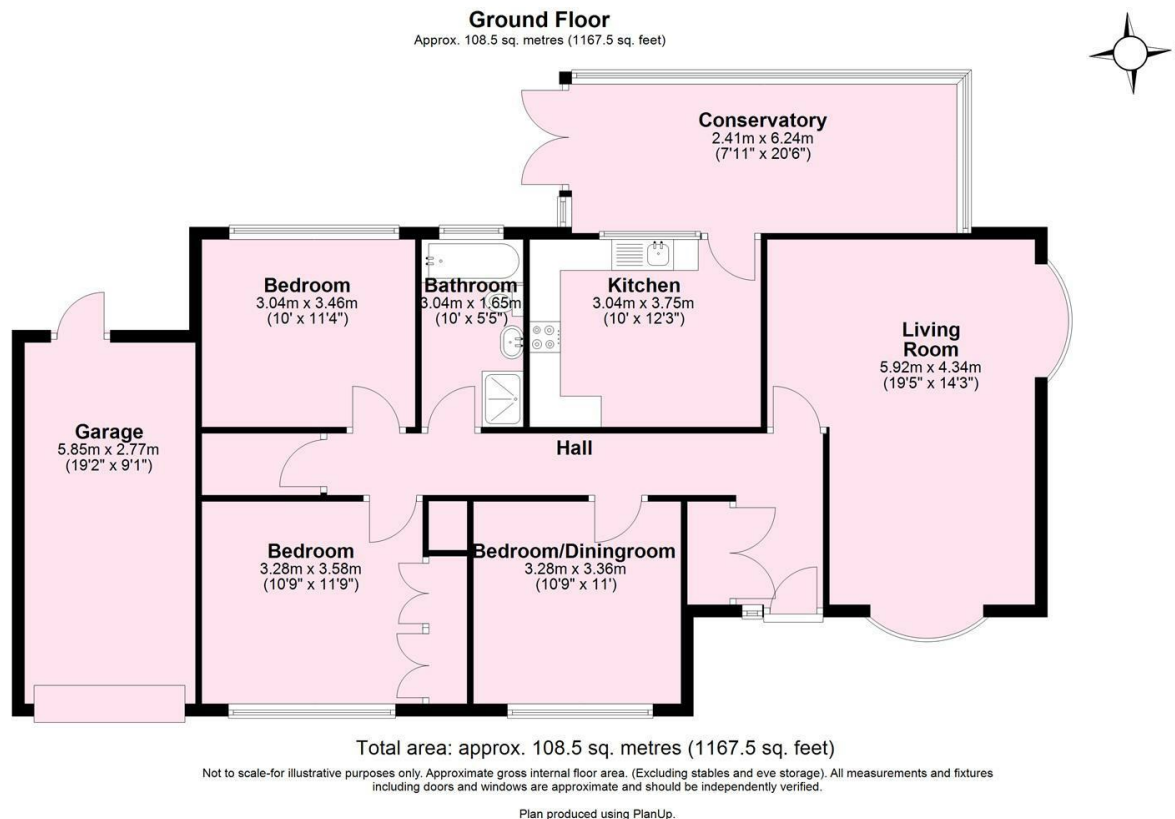
OFFERED FOR SALE WITH NO ONWARD CHAIN. A delightful three double bedroom detached bungalow, situated in a highly sought-after cul-de-sac, with corner plot gardens. The property is ideally placed for the outer ring-road, the retail parks, A64 and York City Centre.

- No Onward Chain
- Delightful Corner Plot Position
- Off-Road Parking & Garage
- Three Double Bedrooms
- Modern Kitchen & Large Conservatory
- L'shaped Lounge / Diner
- Enclosed Low Maintenance Rear Garden
- Much Loved Bungalow But Some Updating Is Required
- Conveniently Placed To Access The Outer Ring Road, Retail Parks, The A64 & York City Centre
- Cul-De-Sac Location In This Highly Sought After Village

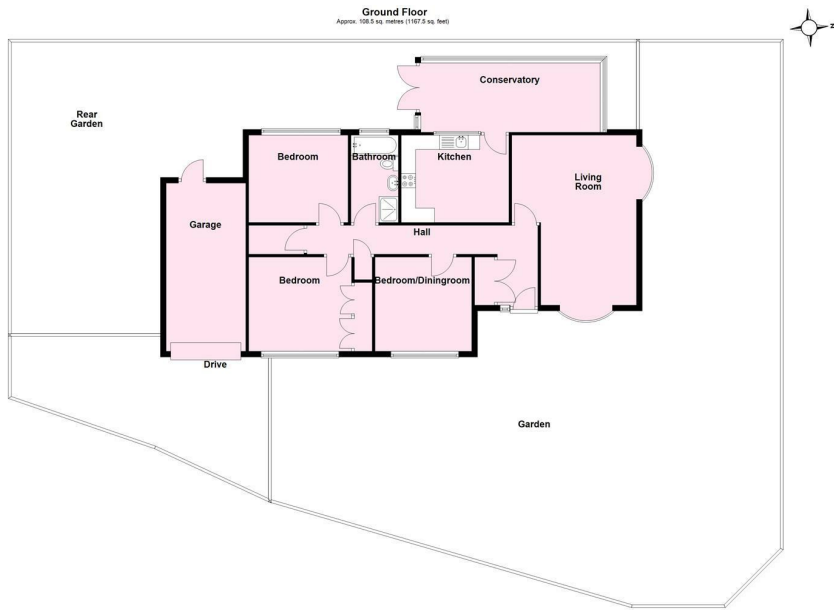
Guide Price £400,000

Tenure: Freehold

Council Tax Band: E



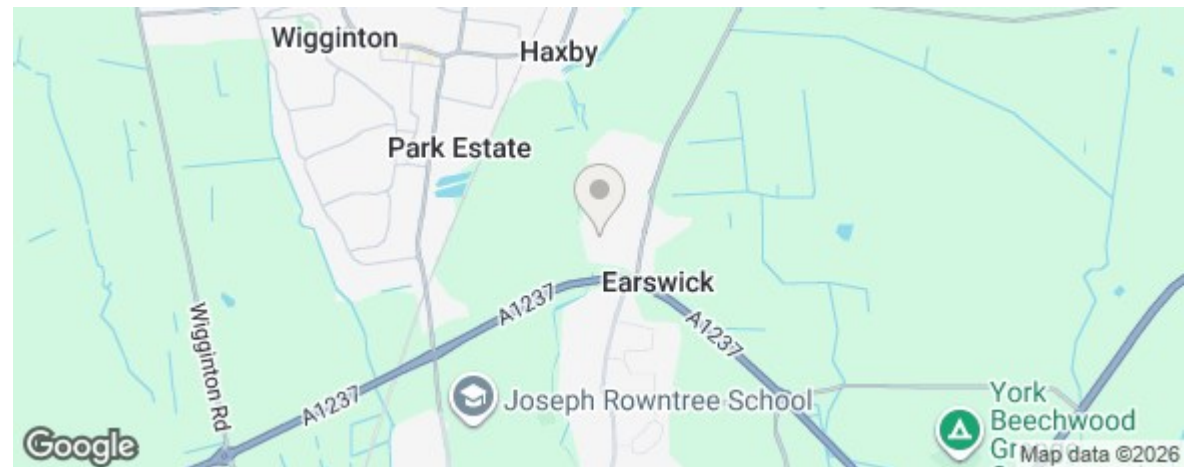




Total area: approx. 108.5 sq. metres (1167.5 sq. feet)

Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and roof storage). All measurements and figures including doors and windows are approximate and should be independently verified.
Plan produced using Planity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	55	
(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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