



HUDSON
MOODY

53 Peel Close, Heslington, York YO10 5EN



A well presented ONE BEDROOM maisonette situated close to the UNIVERSITY OF YORK.

The maisonette is set over the first and second floors of a purpose built building and is approached via a communal stairwell and a spacious private reception hall with two useful storage cupboards. This leads to a generous open plan living and dining room with a large window and an attractive staircase leading to the top floor, whilst the well fitted kitchen has a range of wood fronted units, an integral cooker with electric hob and space for an under counter fridge.

The staircase leads to a good sized double bedroom with dormer window and a modern tiled bathroom with two Velux roof lights.

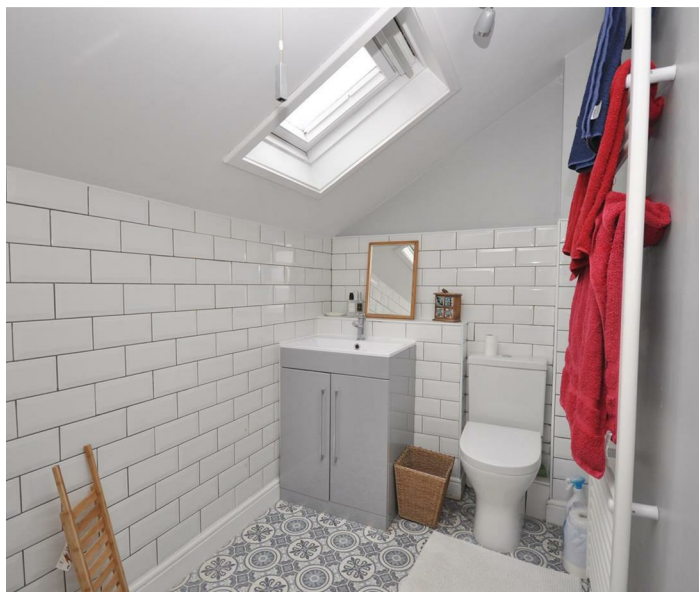
The property is well placed close to the University of York together with easy access to the city centre, local shops and amenities and is within easy reach of the A64 serving Leeds and the motorway network.



- Spacious Maisonette
- Purpose Built Block
- Entrance Hall
- Generous Living Accomodation
- Fitted Kitchen
- Double Bedroom
- Modern Bathroom
- Ideal Location
- Easy Access to York and Motorway Network
- Brick Built Storage Unit

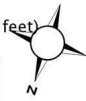
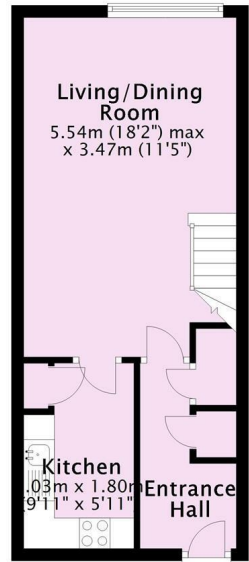
Guide Price £149,950

Tenure: Leasehold



First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



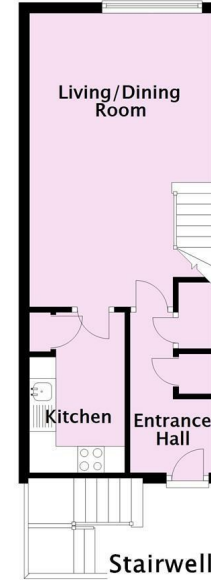
Second Floor

Approx. 20.7 sq. metres (222.7 sq. feet)



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

Plot Layout

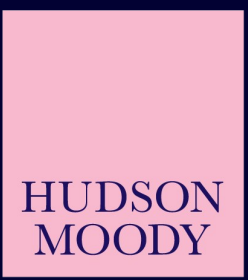


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



IMPORTANT NOTICE

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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.
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