



HUDSON
MOODY

16 West Moor Lane, Heslington, York YO10 5ER



A newly decorated ONE BEDROOM TERRACED HOUSE, WITH STUDY, and conveniently situated adjacent to Halifax College at York University

The front door leads into a small vestibule with the modern fitted and tiled bathroom off and a further door from the vestibule leads into the delightful living area with stairs to the mezzanine sleeping accommodation. The kitchen area lies to the rear of the room and offers a range of white fronted units with an integral electric cooker, extractor fan and space at the side for a free standing fridge. There is a useful utility area to the side of the kitchen whilst the living room offers good sized space for seating and dining. An open staircase to the side of the room leads to the mezzanine double or twin bedroom with a small study or dressing area off. The room offers a range of louvre fronted cupboards and drawers together with a Velux roof light providing ample daylight.

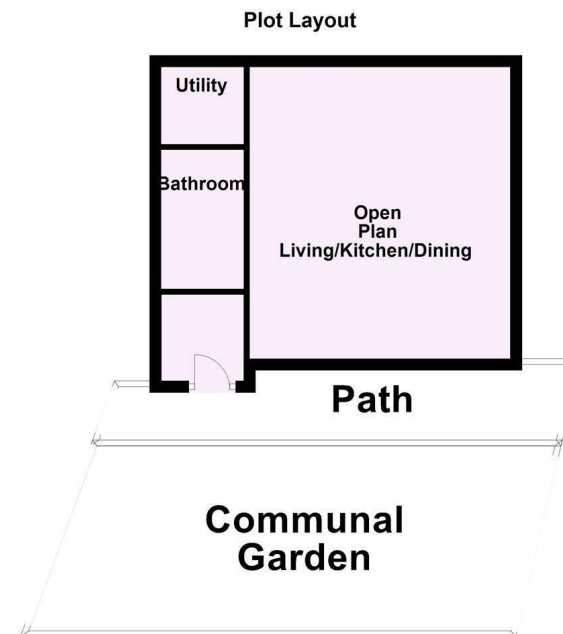
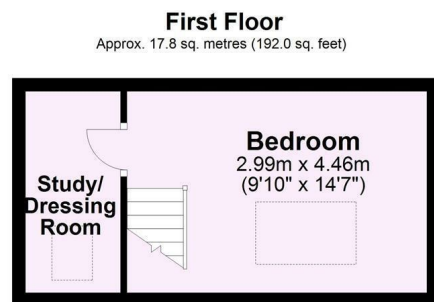
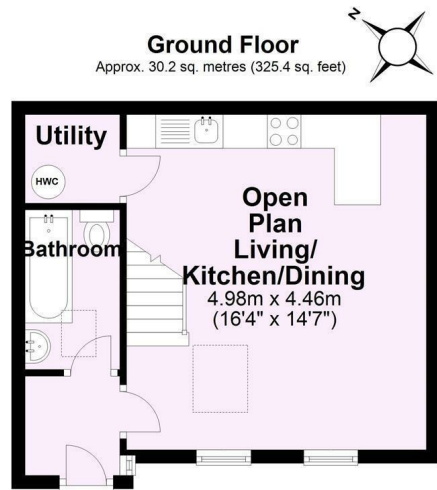
The house is set in a quiet grassy courtyard, lies just a short distance from the main University campus and provides good access to York city centre and the A64 serving the motorway network. The property is offered for sale with a tenant in situ until September 2021.



- Charming One Bedroom Terraced House
 - Main Living Room with Kitchen
 - Double Bedroom, House Bathroom and Utility
 - Dressing Room/Study
 - Outside Communal Space
 - Permit Parking for Residents & Visitors
 - Adjacent To Halifax College at York University
 - Easy Access to York and A64
 - For Sale with A Sitting Tenant Until ~~Sept 2021~~
- Guide Price £149,950**

Tenure: Freehold





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

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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	31	55
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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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
North Yorkshire
YO1 6LF**

01904 650650