



34 Landalewood Road, York YO30 4SX

HUDSON  
MOODY

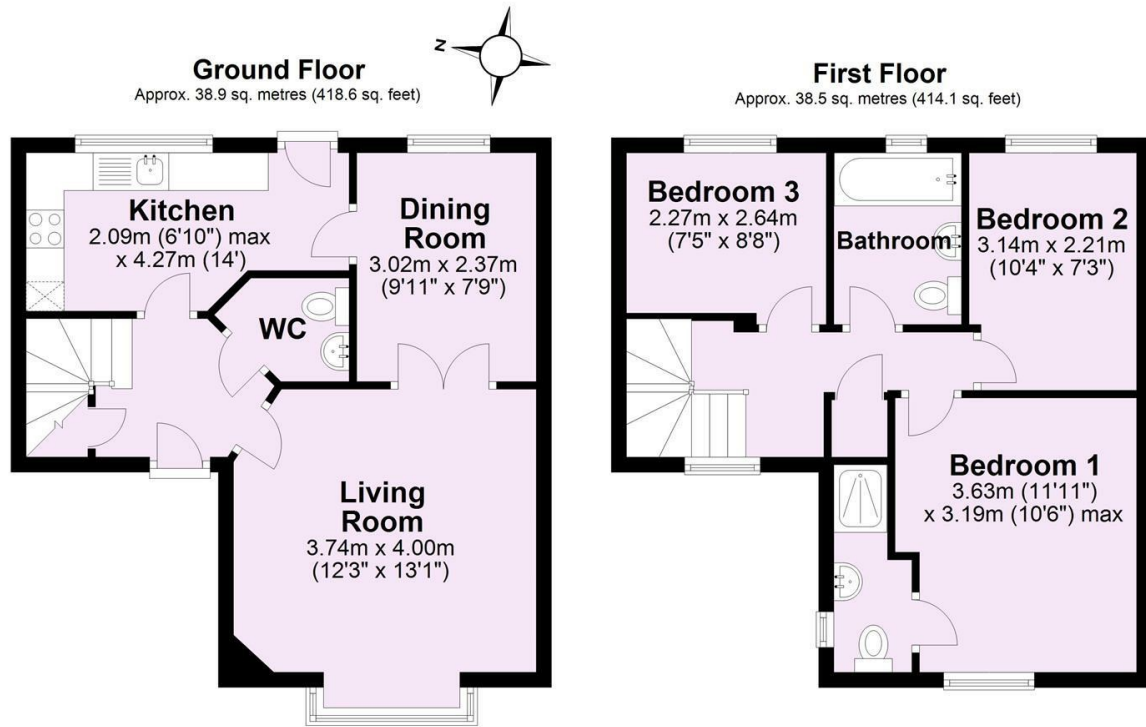
Situated in the Rawcliffe area of York is this impressive modern **THREE BEDROOM DETACHED HOUSE** with front and rear gardens. This family home benefits from a large garage and off street parking to the front.

- Modern Detached House
- Desirable Location
- Within easy reach of the Outer Ring Road and Clifton Moor Retail Park
- Separate Living and Dining
- Beautiful Modern Fitted Kitchen with Appliances
- Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- Two Additional Bedrooms
- House Bathroom
- Single Garage, Off-Street Parking and Lawned Gardens

**Offers In Excess Of £350,000**

**Tenure: Freehold**

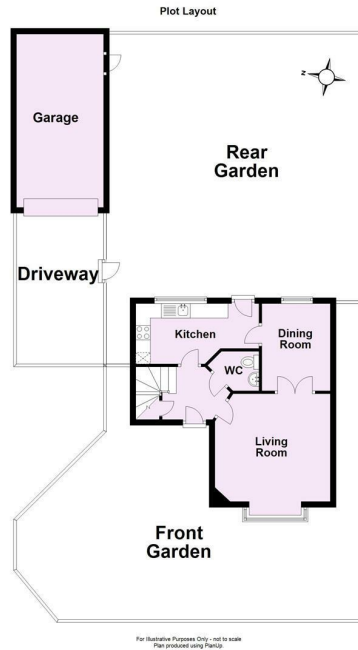
**Council Tax Band: D**



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







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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