



HUDSON  
MOODY

20 Academy Drive, Dringhouses, York YO24 1UJ

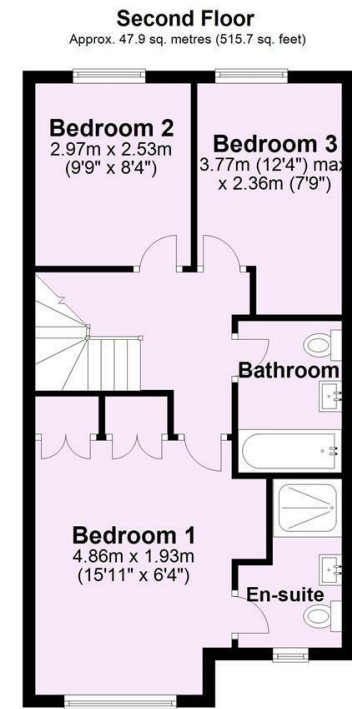
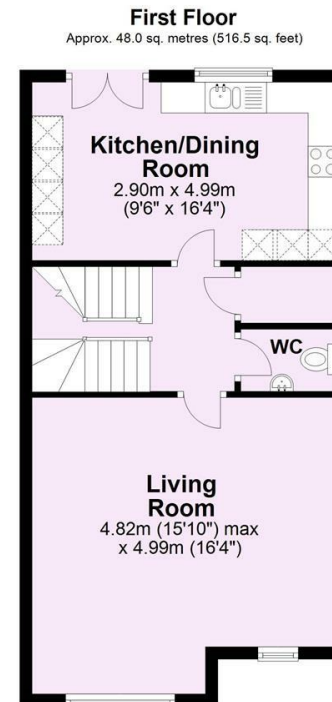
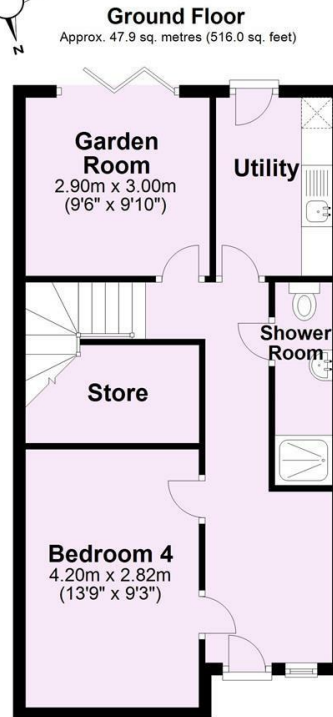
This spacious three storey, four / five bedroom townhouse benefits from a south facing garden and is situated just off Tadcaster Road lying to the south west of the City of York. The property is arranged over approximately 1,548 square feet (144 square meters) and is offered with NO FORWARD CHAIN.

- Four / Five Bedroom Townhouse
- 15ft Living Room
- Kitchen / Diner with Fitted Appliances
- Utility Room
- Versatile Garden Room
- Master En-suite
- South Facing Rear Garden
- Off-Street Parking for Two Cars
- Easy Access to Amenities and A64

**Guide Price £450,000**

**Tenure: Freehold**

**Council Tax Band: E**



Total area: approx. 143.8 sq. metres (1548.2 sq. feet)

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>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		76	85
	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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