



HUDSON  
MOODY

20 Chalfonts, York YO24 1EX



Tucked away off Tadcaster Road is this SEMI-DETACHED HOUSE situated around a communal 'garden' square. The house enjoys open plan accommodation to the ground floor and four bedrooms to the first floor.

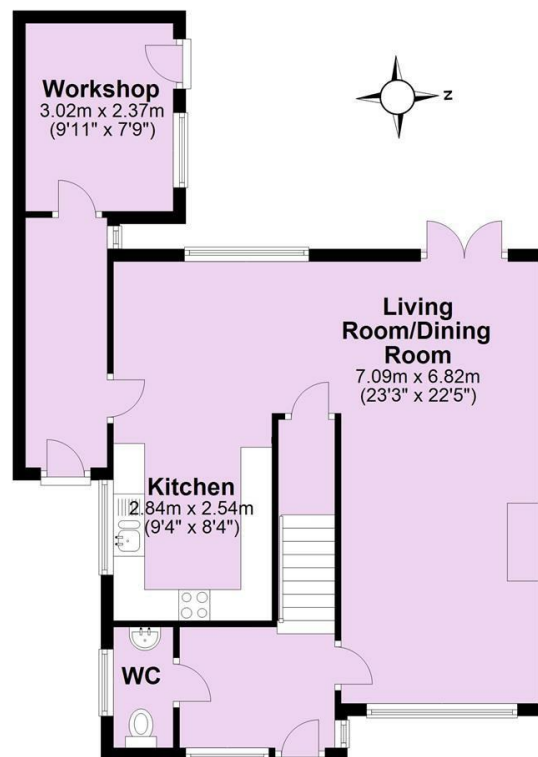
- 1970s Semi-Detached House
- Tucked Away Location
- Open Plan Living/Dining/Kitchen
- Ground Floor WC
- Two Double Bedrooms
- Two Smaller Bedrooms
- House Bathroom
- Lawns to Front
- Patio and Lawn to Rear

**Chain Free £400,000**

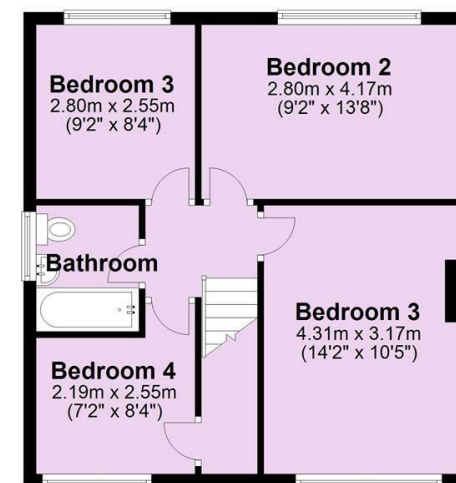
**Tenure: Freehold**

**Council Tax Band: D**

**Ground Floor**  
Approx. 51.8 sq. metres (557.8 sq. feet)



**First Floor**  
Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 101.0 sq. metres (1087.2 sq. feet)

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









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Plan produced using PlanIt3D



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			
		69	82
England & Wales		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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