



HUDSON
MOODY

25 The Square, Tadcaster Road, York YO24 1UR

Situated in the exclusive enclave of The Square by Nixon Homes, this exceptional property is positioned at the top of the development, offering stunning views of the beautifully landscaped communal gardens.

- Impressive Four Storey Townhouse
- Exclusive Development Built by Nixon Homes
- Four/Five Bedrooms
- Luxurious Principle Bedroom Suite
- Spacious Living Room with Balcony
- Open Plan Kitchen / Dining Area with Juliet Balcony
- Landscaped Garden with Patio Area
- Integral Garage, Utility Room & WC
- Driveway Parking for Two Cars



Total area: approx. 215.1 sq. metres (2315.4 sq. feet)

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

Offers Over £750,000

Tenure: Leasehold

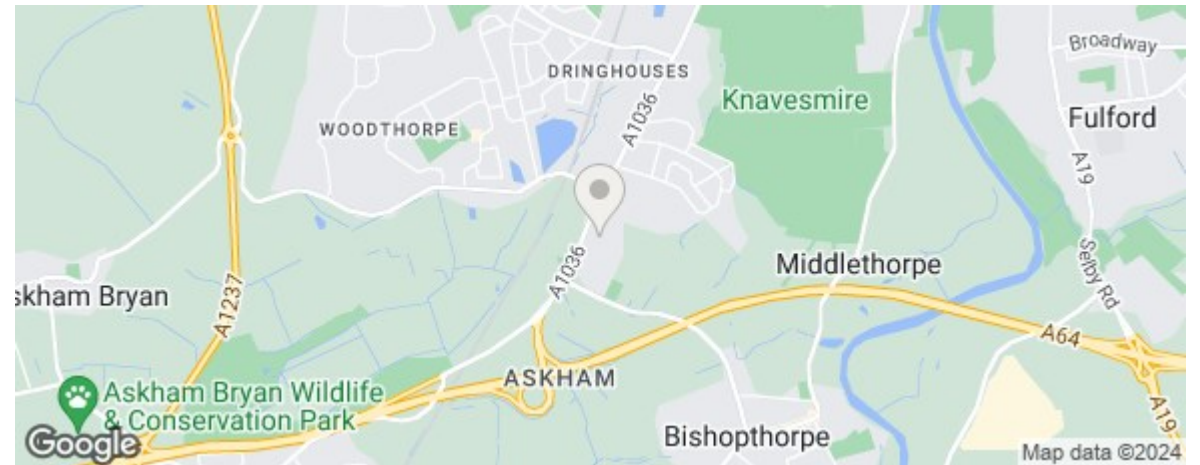
Council Tax Band: G







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

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