



HUDSON  
MOODY

Plot Two 5A Mayfield Grove, York YO24 1HJ

A stunning 4 bedroom semi-detached NEW BUILD Property with SOUTHERLY FACING GARDENS and off street parking. Located just off Tadcaster Road; a short walk to York Racecourse. Convenient Location for York City Centre, Ring Road and Knavesmire. EPC:B

- New Build Executive Style Semi-Detached House Constructed Over 3 Floors
- Open Plan Kitchen Diner (Howarth - Symphony Kitchen) + Adjoining Living Room
- Wet Style Under Floor Heating System to the Ground Floor
- Main Bedroom Suite + En-Suite Shower Room
- Contemporary House Bathroom (Marc Oliver) . Ground Floor WC
- Low Maintenance Lawned Rear Garden. Indian Stone Paved Patio
- Front Driveway Parking - 1 Space
- Air Source Heating System. Individual Room Thermostats
- 5 Year Professional Consultant's Certificate. EPC: B
- Call Hudson Moody to View

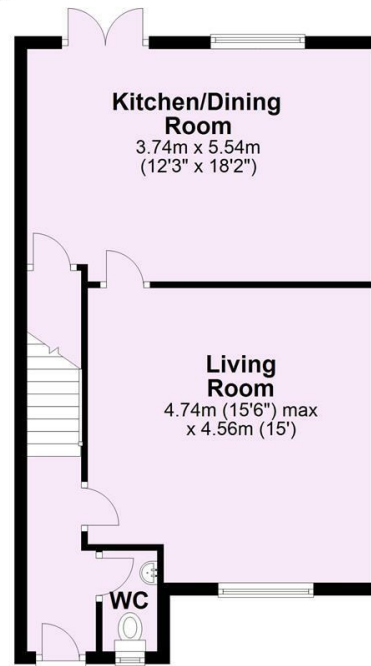
**Guide Price £450,000**

**Tenure: Freehold**

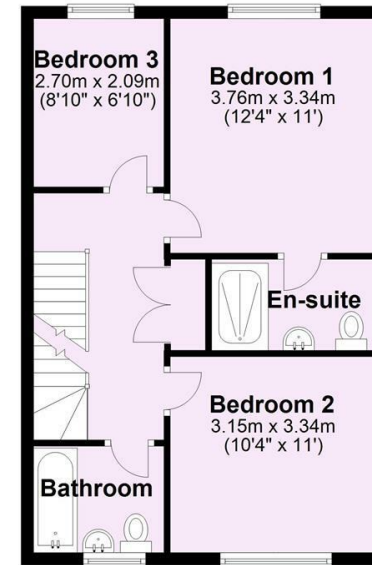
**Council Tax Band: D**



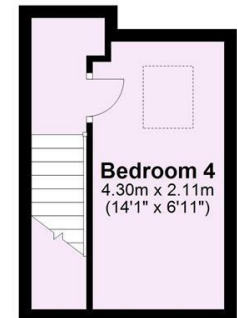
**Ground Floor**  
Approx. 49.8 sq. metres (535.8 sq. feet)



**First Floor**  
Approx. 47.5 sq. metres (510.9 sq. feet)



**Second Floor**  
Approx. 13.7 sq. metres (148.0 sq. feet)

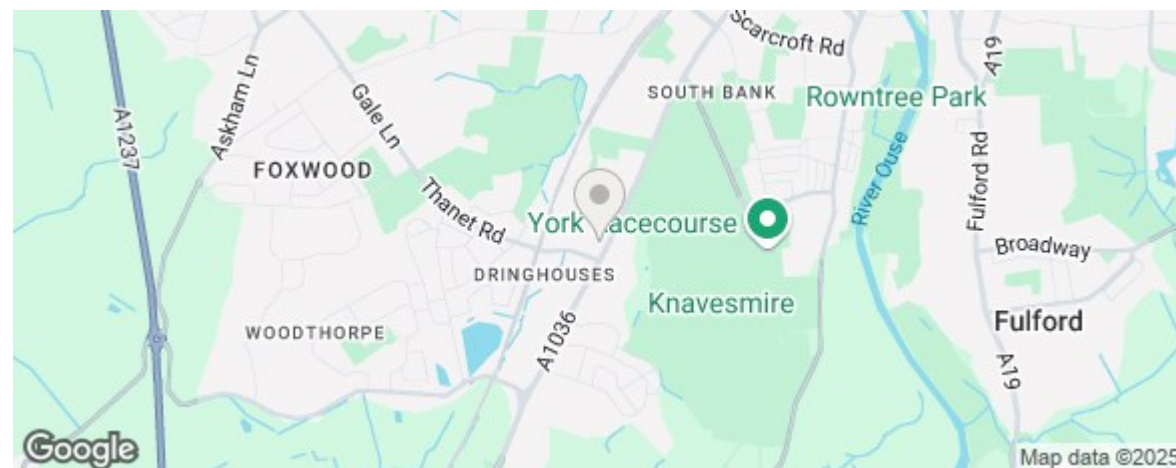
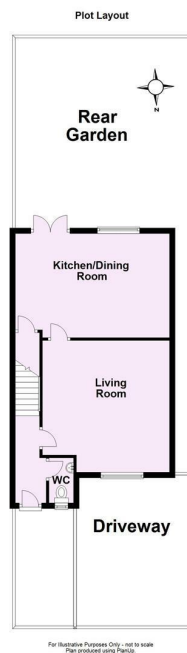


Total area: approx. 111.0 sq. metres (1194.7 sq. feet)

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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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