



**HUDSON
MOODY**

Plot Three 5 Mayfield Grove, York YO24 1HJ

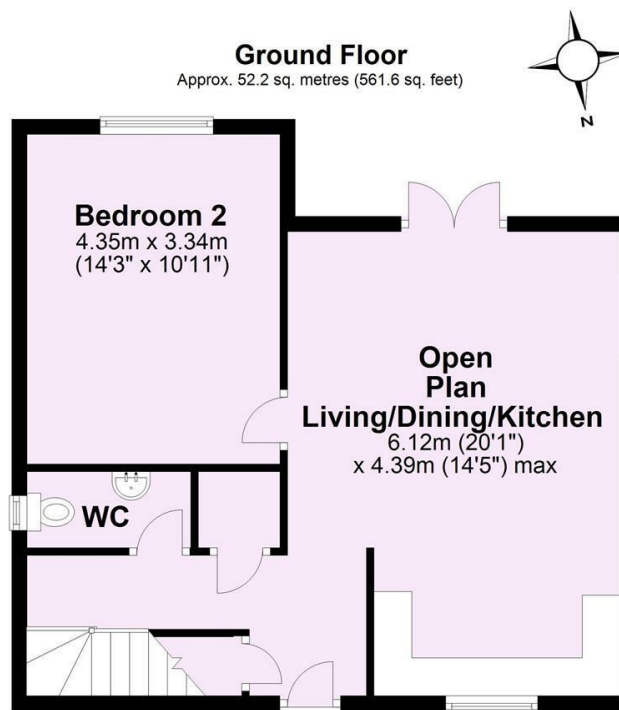
A stunning 2 bedroom detached NEW BUILD Dormer Bungalow with SOUTHERLY FACING GARDENS plus generous off road parking provision located just off Tadcaster Road ; a short walk to York Racecourse. Convenient Location for York City Centre, Ring Road and Knavesmire.

- New Build Executive Style Detached Bungalow
- Stunning Open Plan Kitchen Diner Family Room (Howarth - Symphony Kitchen)
- Wet Style Under Floor Heating System. Ground Floor WC
- Ground Floor Bedroom (or Separate Living Room)
- Large 1st Floor Main Bedroom + Adjoining Shower Room (Marc Oliver)
- South Facing Private Indian Stone Paved Garden
- Air Source Heating System. Individual Room Thermostats
- 6 Year Structural Warranty via Certibuild Limited. EPC: TBC
- Call Hudson Moody to View

Guide Price £460,000

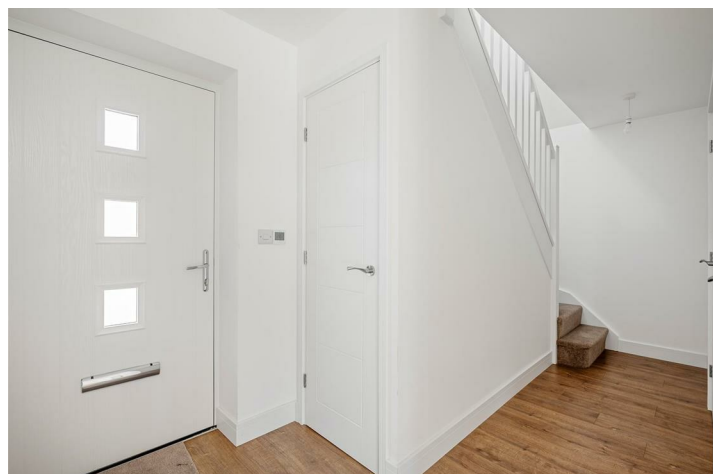
Tenure: Freehold

Council Tax Band:

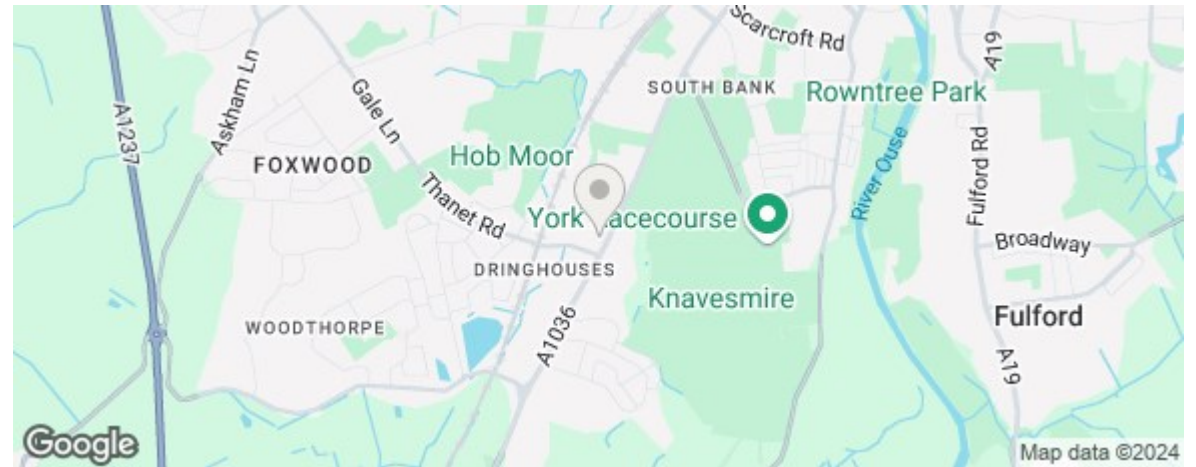
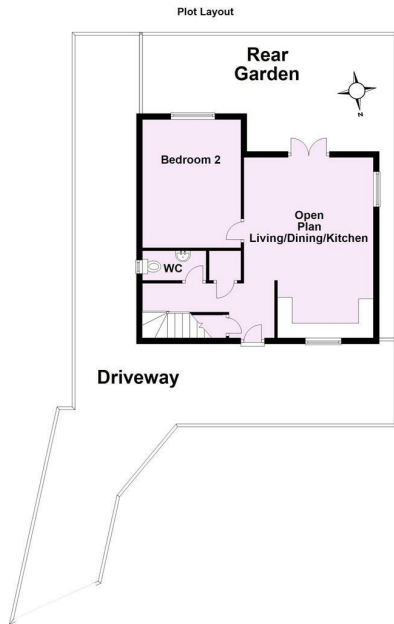


Total area: approx. 79.0 sq. metres (850.6 sq. feet)

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







| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 | | | |
| 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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