



HUDSON
MOODY

3 The Paddock, York YO26 6AW

A well presented DORMER STYLE SEMI-DETACHED HOUSE offering three spacious bedrooms.

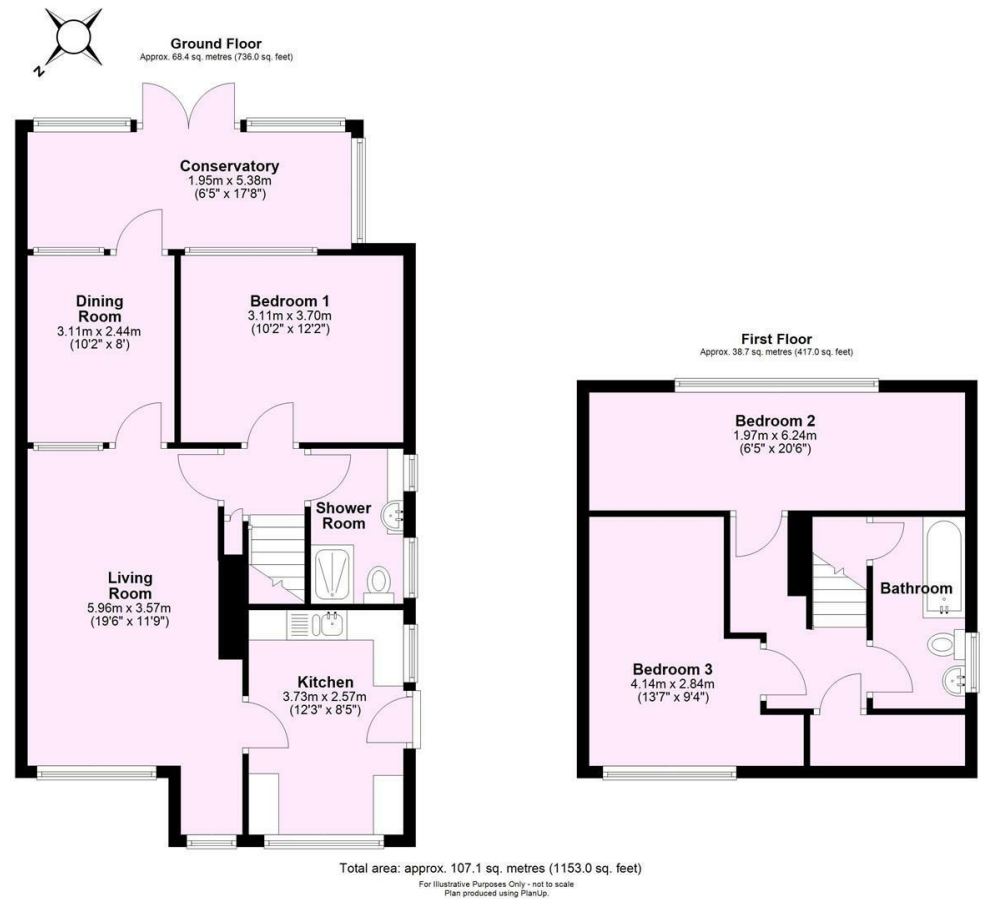
The property lies in a pleasant residential area with easy access to the city centre and outer ring road serving the motorway network.

- Dormer Style Semi-Detached House
- Kitchen
- Living Room
- Separate Dining Area
- Ground Floor Bedroom
- Shower Room
- Two First Floor Bedrooms
- Bathroom. Eaves Storage
- Conservatory. Garage
- Mature Gardens

Offers Over £300,000

Tenure: Freehold

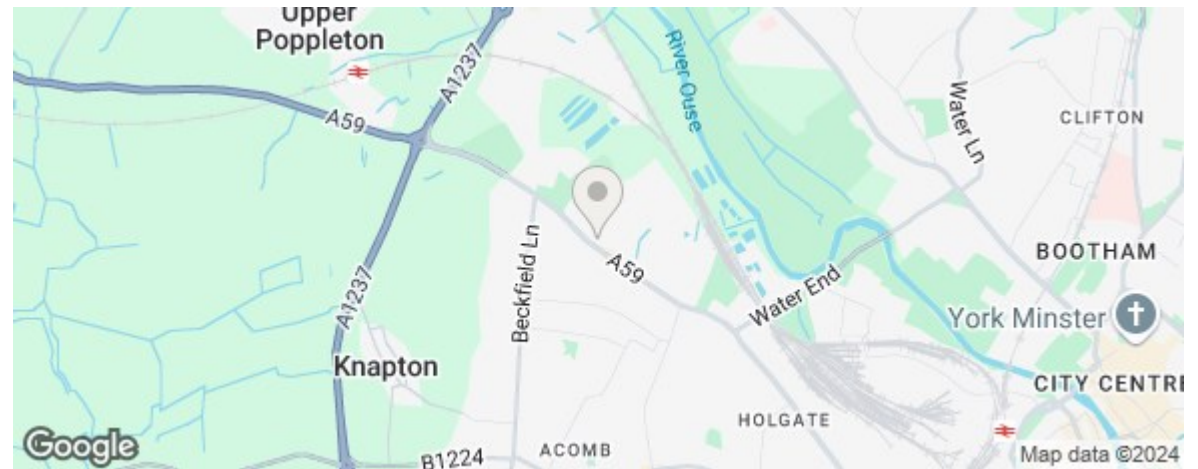
Council Tax Band: C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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