



HUDSON
MOODY

4 Jervis Road, York YO24 2PD

*****Offered With No Chain*****

A smartly presented modern
**TWO BEDROOM SEMI-
DETACHED HOUSE** situated just
off Thanet Road in the popular
Dringhouses area of York.

- Modern Semi-Detached House
- Convenient Residential Area Close To Hob Moor
- Full Gas Fired Central Heating via a Worcester Bosch Combination Boiler
- UPVC Front and Rear Doors with UPVC Double Glazed Windows Throughout
- Two Double Bedrooms
- Modern Electric Consumer Unit Installed Within the last 10 Years
- Front and Rear Gardens with Scope for Extending
- Driveway Providing Easy Off Street Parking for Two Cars
- Local Shops and Services on Tadcaster Road and Acomb Village
- Easy Access to City Centre and Outer Ring Road

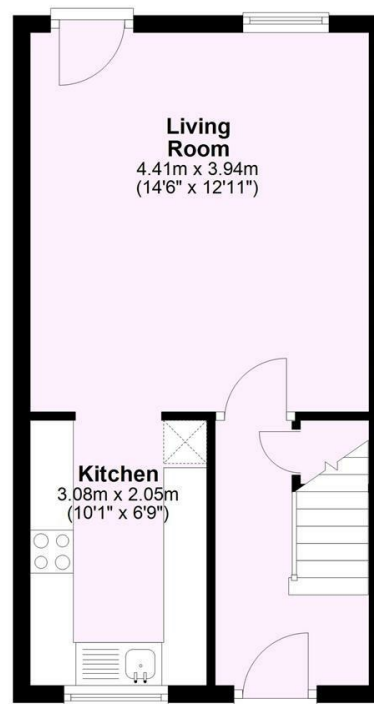
Guide Price £240,000

Tenure: Freehold

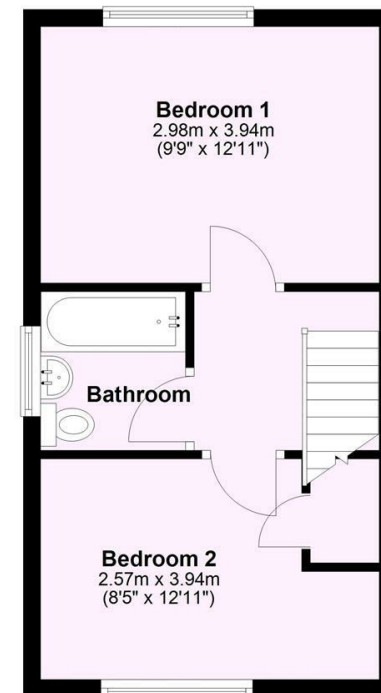
Council Tax Band: B



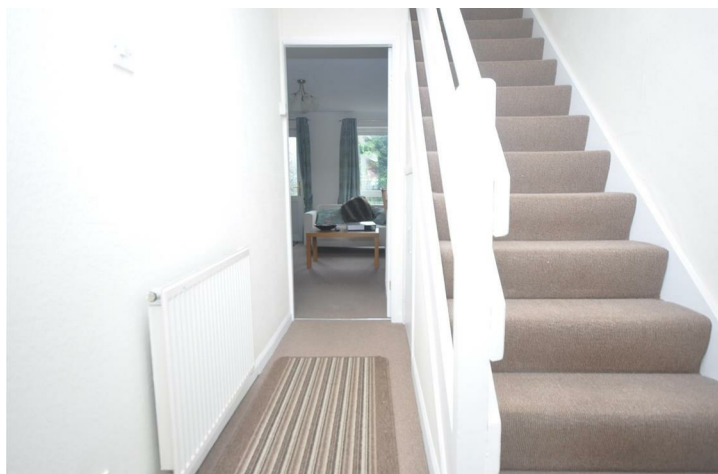
Ground Floor
Approx. 29.9 sq. metres (322.1 sq. feet)



First Floor
Approx. 29.9 sq. metres (322.1 sq. feet)




Total area: approx. 59.9 sq. metres (644.3 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D	63		
(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.

**HUDSON
MOODY**

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