



41 Hamilton Drive East, York YO24 4DW

HUDSON
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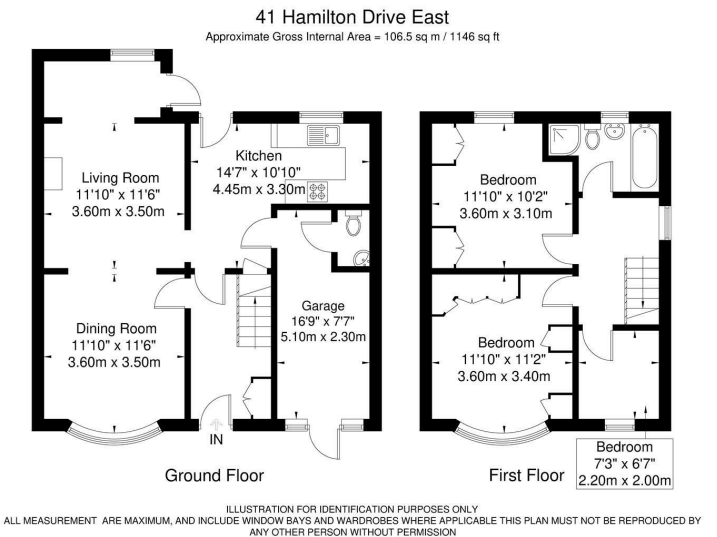
A smartly presented TRADITIONAL 1930s BAY FRONTED SEMI-DETACHED HOUSE with open plan living/dining room and three bedrooms. The house stands in a pleasant residential area, set back from the road by a good sized garden and parking area to the front.

- Impressive 1930s Semi-Detached House
- Open Plan Living/Dining Area with Log Burning Stove
- Superbly Fitted and Extended Modern Kitchen
- Lean-to Conservatory and Covered Patio Area
- Garage with Ground Floor WC
- Two Double Bedrooms
- Single Room or Office
- Smart House Bathroom
- Landscaped Low Maintenance Gardens
- Off Street Parking

Guide Price £385,000

Tenure: Freehold

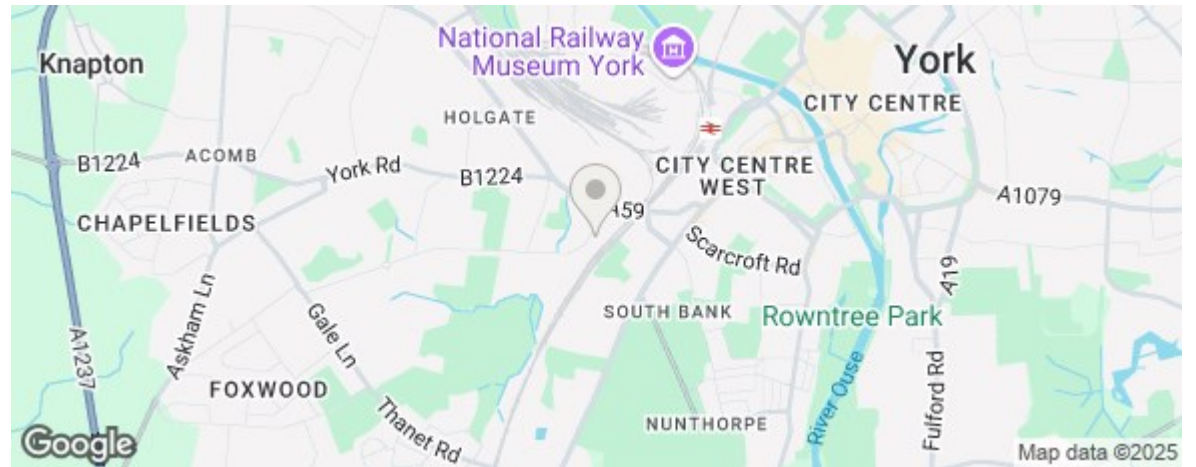
Council Tax Band: C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(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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