



HUDSON  
MOODY

59 Moor Lane, York YO24 2QX



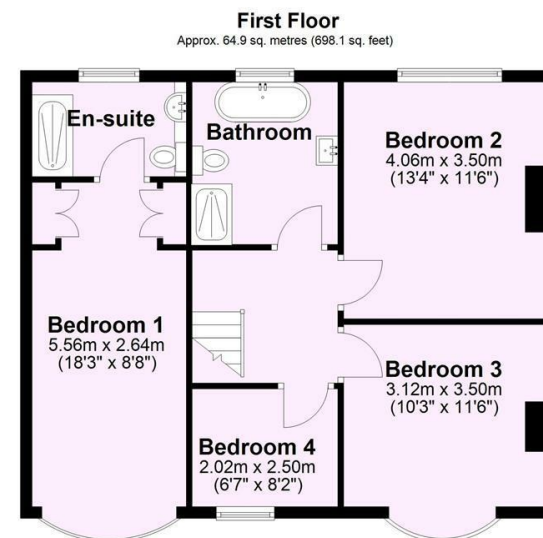
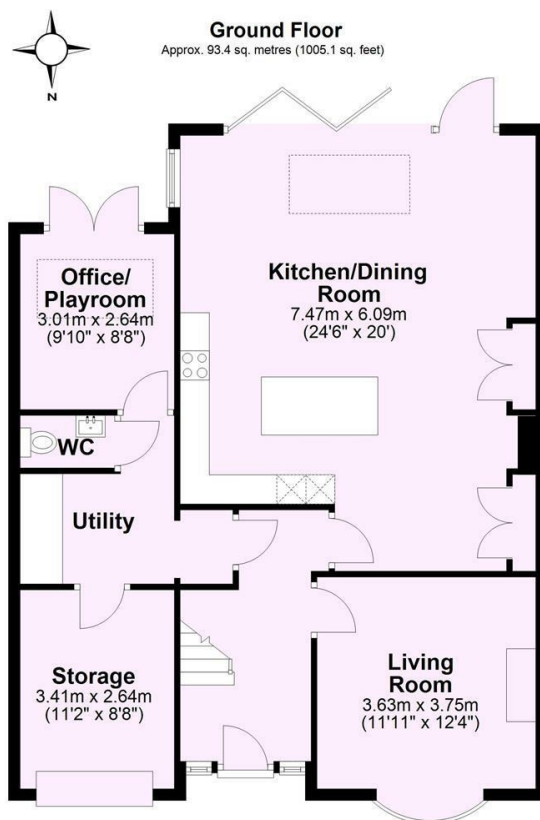
An immaculate FOUR BEDROOM SEMI-DETACHED HOUSE with enviable panoramic south facing open views to the rear. Situated on Moor Lane, in Dringhouses, lying to the South West of York, conveniently positioned within easy reach of York city centre, local amenities and the A64.

- Extended and Renovated Semi- Detached Family Home
- Stunning Open Plan Kitchen Family Area with Log burning Stove and Bifold Doors Opening onto the Garden
- Well Appointed Living Room
- Office or Play Room, Utility Room and WC
- En-Suite Master Bedroom with Walk-in Dressing Area
- Three Further Well Proportioned Bedrooms
- Contemporary Family Bathroom
- South Facing Landscaped Rear Garden with Stunning Views over Open Fields
- Off Street Parking for Two/Three Cars
- Excellent Location for Easy Access to York City Centre, the A64 and within Walking Distance of a Range of Amenities

**Guide Price £650,000**

**Tenure: Freehold**

**Council Tax Band: C**



Total area: approx. 158.2 sq. metres (1703.2 sq. feet)

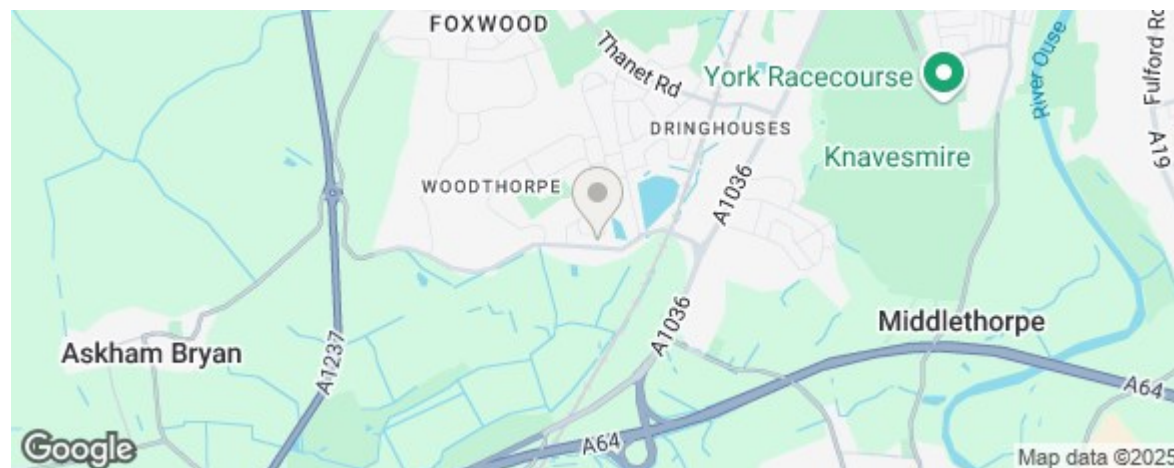








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU 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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**