



119 Chaloners Road, York YO24 2TB

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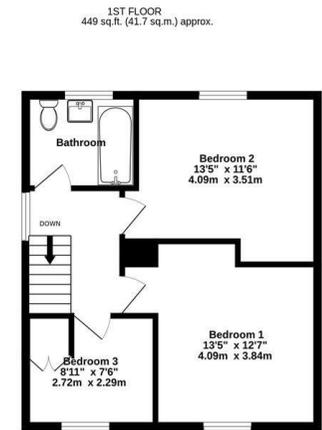
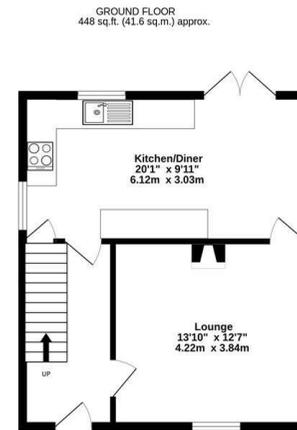
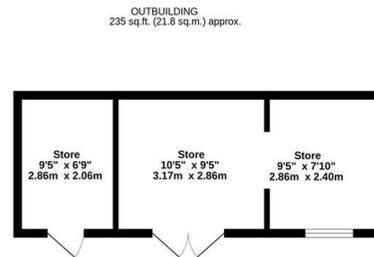
An immaculate semi detached home. Situated in the sought after residential area of Dringhouses, lying to the South West of York.

- Immaculate Semi Detached Home
- Stunning Open Plan Kitchen Dining Room
- Living Room with Bespoke Built in Storage and Log burning Stove
- High Specification Finish Throughout
- Contemporary Family Bathroom
- Two Double Bedrooms
- Third Good Sized Bedroom
- Large Garden with Lawn and Seating Area
- Substantial Insulated Garden Room
- Excellent Location Close to Amenities

Offers Over £325,000

Tenure: Freehold

Council Tax Band: B



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA- 683 sq.ft. (63.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, heights and any other details are approximate and the responsibility is taken by any prospective purchaser. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee is given in their operation or efficiency, call for views.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	



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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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