

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

Guide Price £325,000

Tenure: Freehold

Council Tax Band: B

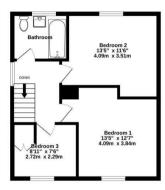
OUTBUILDING 235 sq.ft. (21.8 sq.m.) approx



GROUND FLOOR 448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR 449 sq.ft. (41.7 sq.m.) appro



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 doros, windows, crooms and any other tems 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.

Ander with Methods.













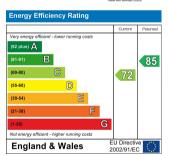




GROUND FLOOR 683 sq.ft. (63.5 sq.m.) approx













- 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.

58 Micklegate York YO1 6LF

01904 650650

property@hudson-moody.com

