



HUDSON
MOODY

30 Alness Drive, York YO24 2XZ

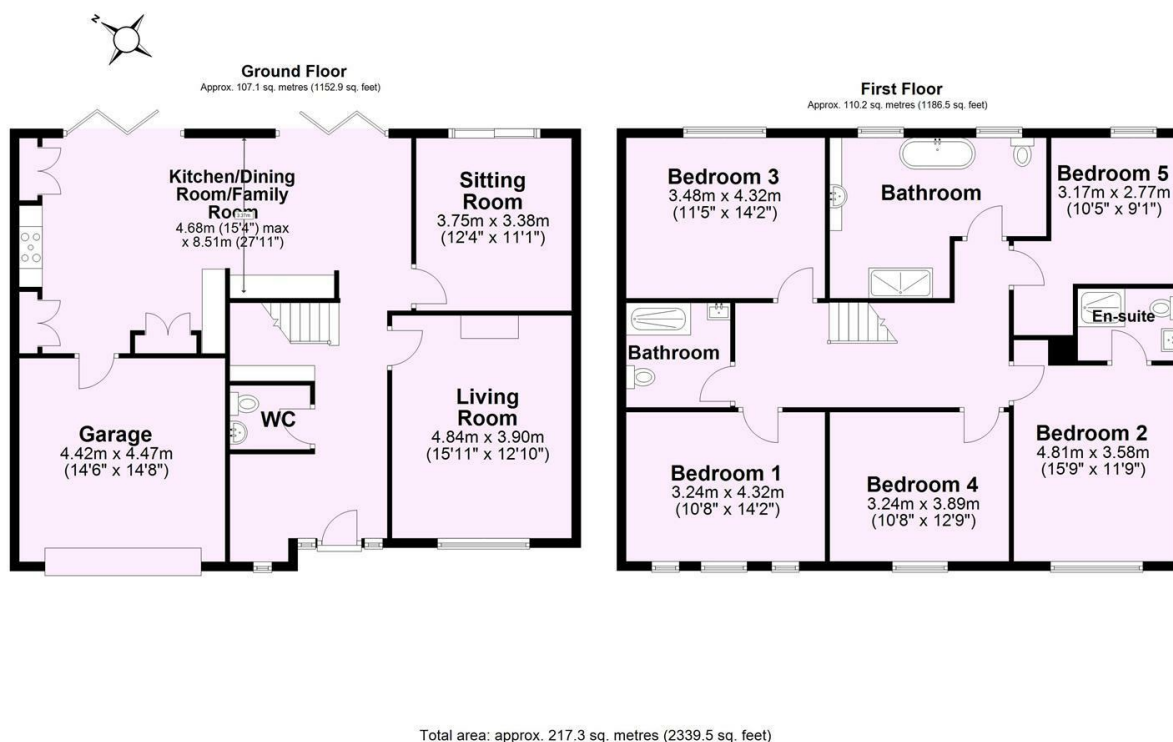
Situated on the edge of Woodthorpe, the property enjoys excellent transport links via the nearby A64 and York's outer ring road, offering easy access to the motorway network. Local amenities, well-regarded schools, and green spaces close by.

- Impressive Modern Detached House
- Convenient Quiet Location with Excellent Communication Links
- Two Reception Rooms
- Superb Open Plan Kitchen, Dining and Family Room
- Master Bedroom with Ensuite
- Four Further Double Bedrooms
- Exceptional Bathroom. Ground Floor WC.
- Double Garage and Off Street Parking
- Front and Rear Lawned Gardens
- Local Shops and Facilities in Nearby Acomb Village

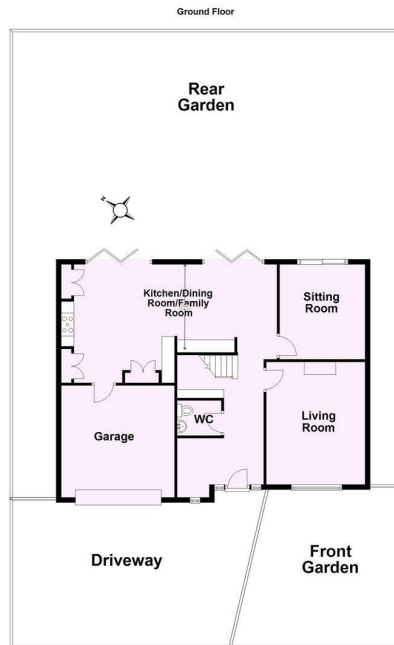
Guide Price £650,000

Tenure: Freehold

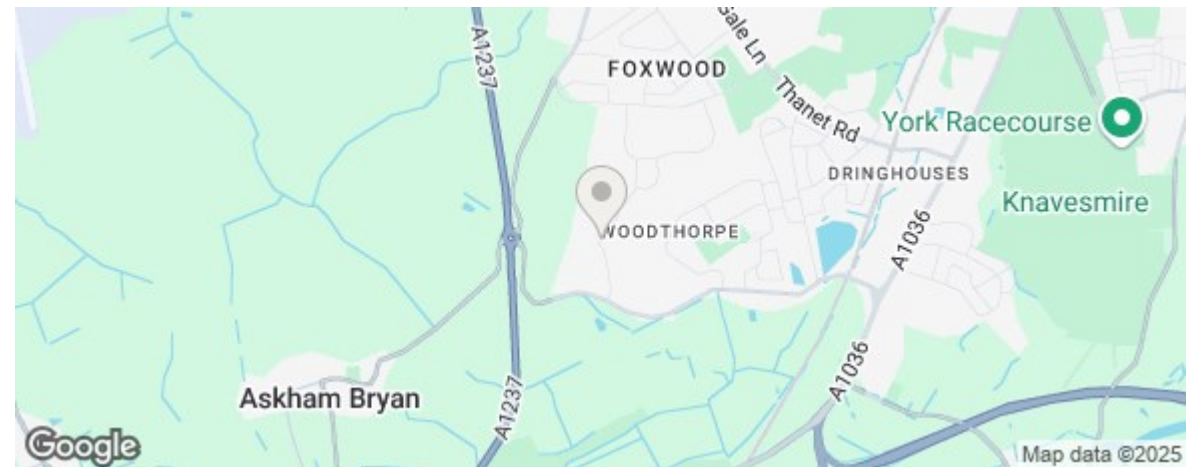
Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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
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