



HUDSON
MOODY

**7 Calcaria Court Tadcaster Road, Dringhouses, York
YO24 1QU**

Situated in the popular and sought after Dringhouses area of York you will find this spacious end townhouse with private garden and off street parking. The property benefits from easy access to York city centre and the A64, together with local shops and services nearby.

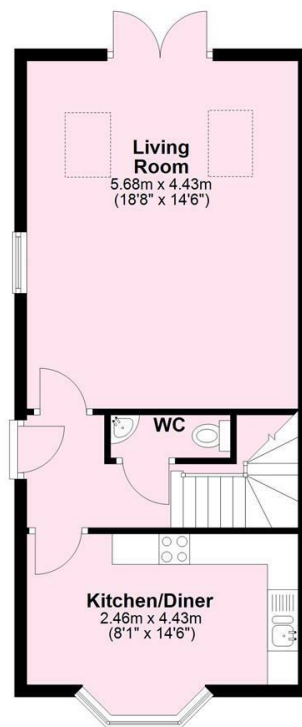
- Exceptional End Town House in Quiet Surroundings
- Dining Kitchen with Integrated Appliances
- Spacious Living Room with Patio Doors Leading to the Rear Garden
- En-Suite Master Bedroom
- Additional Three Double Bedrooms
- First Floor House Bathroom and Additional WC on Second Floor
- Off Street Parking
- Private Lawned Garden Featuring Tall Trees and Mature Plants
- Excellent Location Close By to Shops, Schools and The Knavesmire

Guide Price £500,000

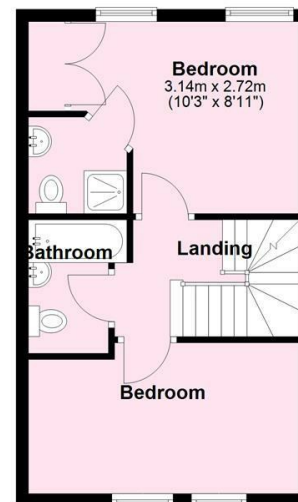
Tenure: Freehold

Council Tax Band: E

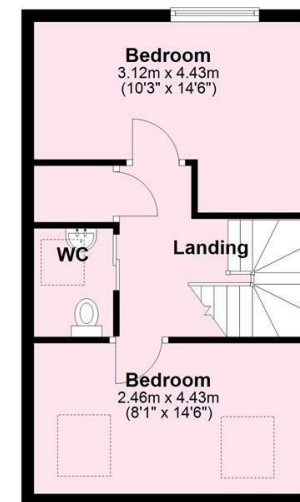
Ground Floor
Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor
Approx. 34.1 sq. metres (367.3 sq. feet)



Second Floor
Approx. 34.1 sq. metres (367.3 sq. feet)



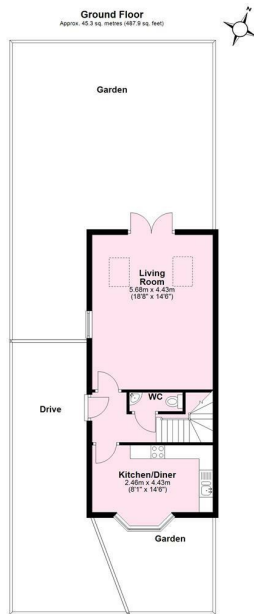
Total area: approx. 113.6 sq. metres (1222.7 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.

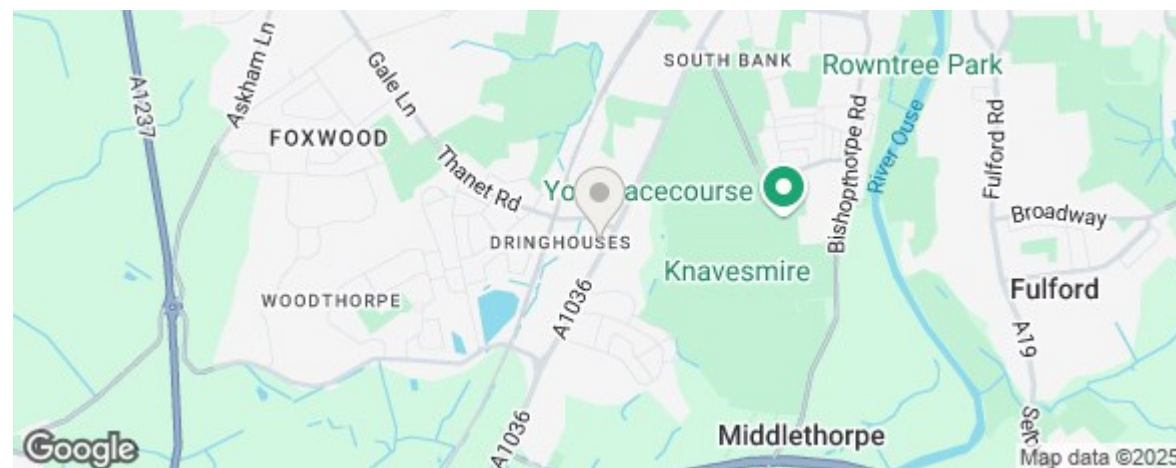






Total area: approx. 45.3 sq. metres (487.9 sq. feet)
Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and any storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
Plan produced using PlanIt

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	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com