



3 Penton Place, Acomb, York YO24 3FH

**HUDSON
MOODY**

Tucked away within a small, exclusive development just off Green Lane, this beautifully presented three-bedroom semi-detached home offers stylish and spacious living in a quiet yet highly convenient setting. With landscaped gardens, a single garage, and off-street parking, this modern home is ideally located close to the amenities of Acomb village, with easy access to York city centre and the outer ring road.

- Modern Semi-Detached House
- Small, Exclusive Development
- Excellent Breakfast Kitchen
- Spacious Living Room
- Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Immaculate House Bathroom
- Well Maintained South Facing Garden
- Garage and Off Street Parking

Guide Price £385,000

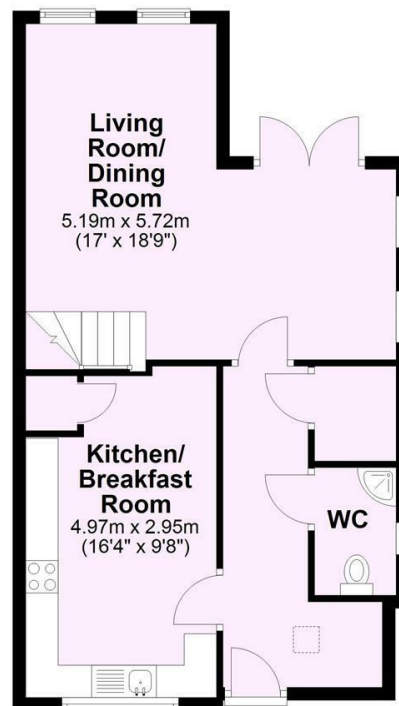
Tenure: Freehold

Council Tax Band: D



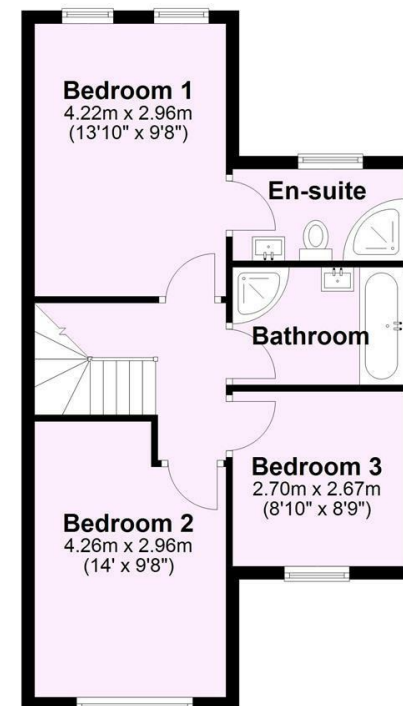
Ground Floor

Approx. 57.3 sq. metres (616.5 sq. feet)



First Floor

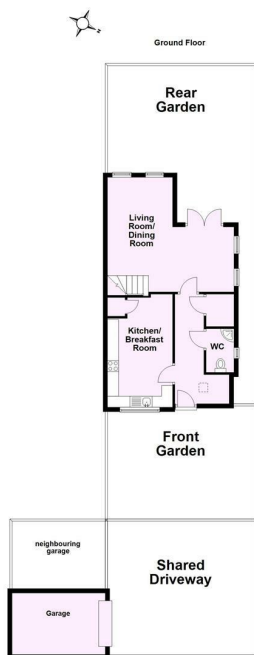
Approx. 47.8 sq. metres (514.4 sq. feet)



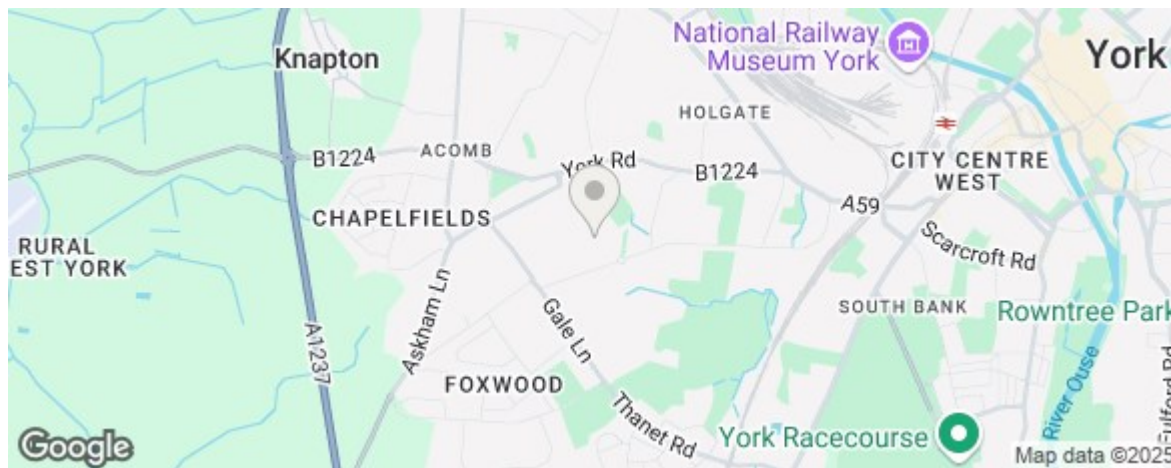
Total area: approx. 105.1 sq. metres (1130.8 sq. feet)







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.

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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com