



HUDSON  
MOODY

3 Middlethorpe Grove, York YO24 1JW



### 3 Middlethorpe Grove

Approximate Gross Internal Area = 170.3 sq m / 1833 sq ft

Located in the highly desirable Dringhouses area of York, this traditional semi-detached house has been extended and significantly improved to provide spacious living areas, four bedrooms, and a generous garden.

- Extended Traditional Semi-Detached House
- Two Reception Rooms and Conservatory
- 17ft Fitted Breakfast Kitchen
- Ground Floor WC
- Three First Floor Bedrooms and House Bathroom
- Spacious Second Floor Master Bedroom with En-Suite Shower Room
- Garage and Parking
- Large Rear Garden with Patio
- Two Summerhouses
- Excellent Location

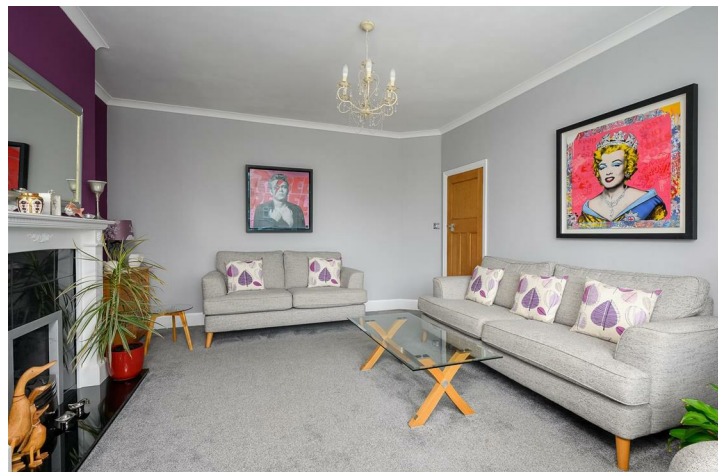
**Offers In Excess Of £600,000**

**Tenure: Freehold**

**Council Tax Band: E**



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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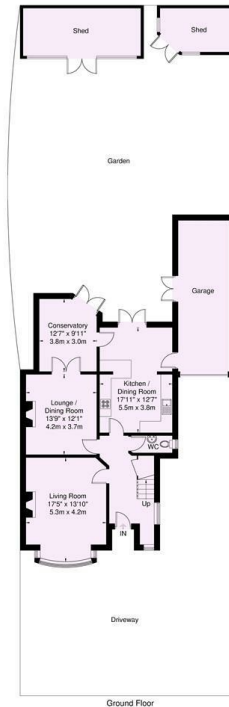
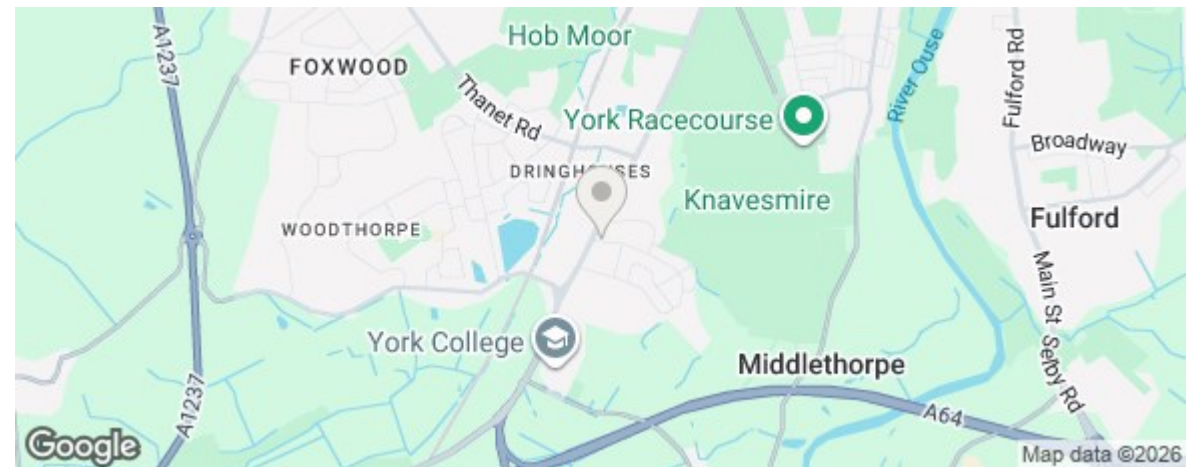


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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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