
42 Kensington Road, York YO30 5XG
HUDSON
MOODY

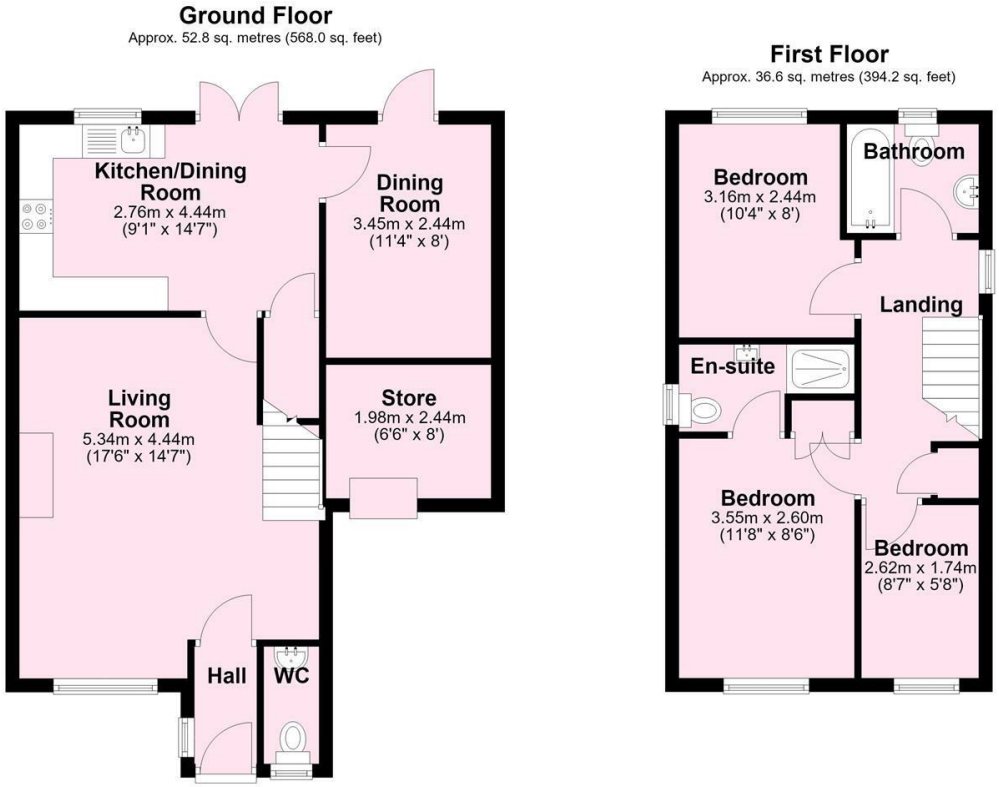
Situated at the head of a quiet cul-de-sac on the outskirts of the popular Rawcliffe area of York, close to the outer ring road, is this well presented modern DETACHED HOUSE that offers three bedrooms and spacious living accommodation.

- Modern Detached House
- Sought After Rawcliff Area of York
- Porch with Cloakroom Off
- Living Room
- Breakfast Kitchen. Separate Dining Room
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- House Bathroom
- Front and Rear Gardens
- Parking with EV Point.

Guide Price £325,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 89.4 sq. metres (962.2 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.









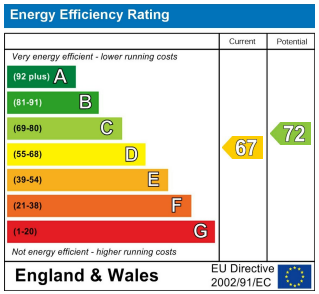














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IMPORTANT NOTICE

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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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