



HUDSON
MOODY

56 Dalmally Close, York YO24 2XS

Situated at the head of a cul-de-sac in the popular Woodthorpe area of York is this good sized detached house set on a particularly generous plot surrounded by private gardens.

The property would benefit from some cosmetic updating but offers excellent potential to become a much loved family home.

- Spacious Detached House
- Popular Location
- Living Room
- Dining Room
- Kitchen
- Storage. Conservatory
- Four Bedrooms
- House Bathroom
- Off Street Parking
- Generous Gardens

Offers In Excess Of £450,000

Tenure: Freehold

Council Tax Band: D

56 Dalmally Close

Approximate Gross Internal Area = 127 sq m / 1367 sq ft

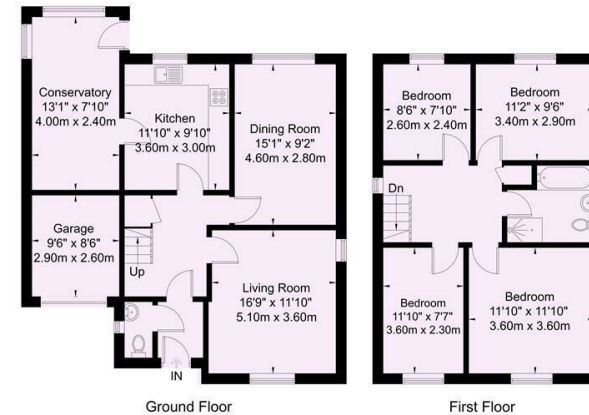


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



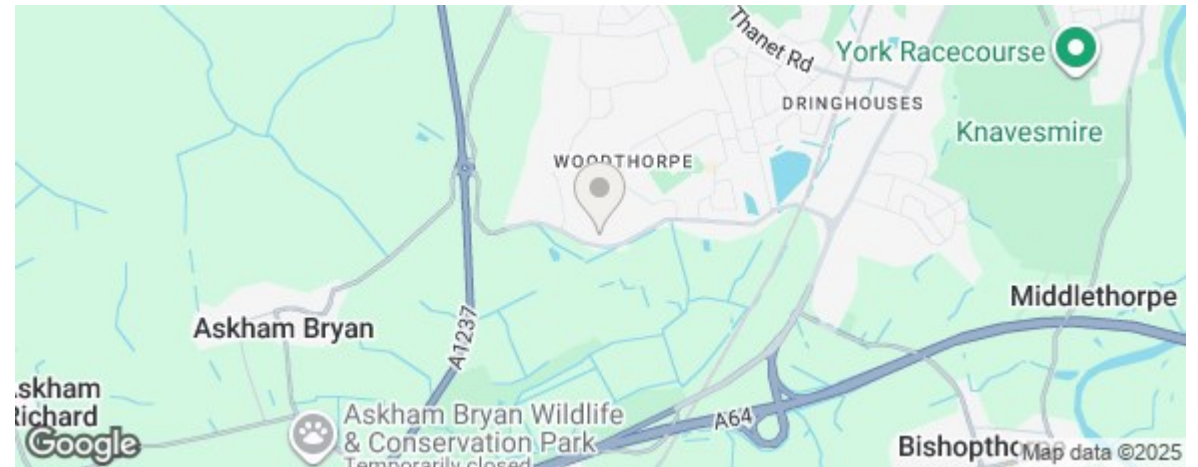


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.

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