



105 Anthea Drive, York YO31 9DQ

HUDSON  
MOODY



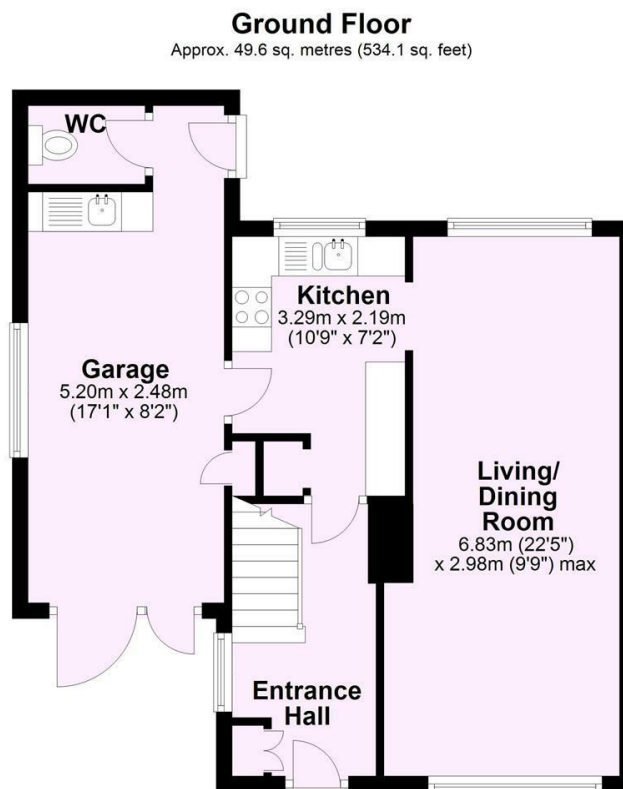
A spacious three bedroom home benefiting from a corner plot with a generous lawned garden, garage and plenty of off-street parking. The property is ideally situated within close range of Monks Cross and the outer ring road.

- Three Bed Semi-Detached
- Open Plan Living Dining
- Fitted Kitchen
- Two Double Bedrooms
- Additional Single Room / Home Office
- House Bathroom with Shower Over Bath
- Generous Rear Garden
- Corner Plot
- Garage and Off-Street Parking
- Excellent Location Close to Amenities

**Guide Price £325,000**

**Tenure: Freehold**

**Council Tax Band: C**



Total area: approx. 83.1 sq. metres (895.0 sq. feet)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>69</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.
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