



HUDSON  
MOODY

81 Dringthorpe Road, York YO24 1LF

Situated in an idyllic location close to York racecourse you will find this bright and spacious family home. The house sits on a corner plot and has been extended to the side and rear to create excellent accommodation including 5 bedrooms, a large family kitchen and two reception rooms.

The property also benefits from an enclosed rear garden, integral garage and off street parking for approximately 3 vehicles.

- Extended, Modern Detached House
- Great Location Close to the Racecourse and Knavesmire Wood
- Two Large Reception Rooms
- Incredible Open Plan Dining Kitchen With French Doors on to The Garden
- Utility and Ground Floor Cloakroom
- Five Well Proportioned Bedrooms
- En-Suite Master Bedroom
- Spacious Four Piece House Bathroom
- Off Street Parking and Single Integral Garage
- Landscaped Rear Garden with Pergola

**Guide Price £700,000**

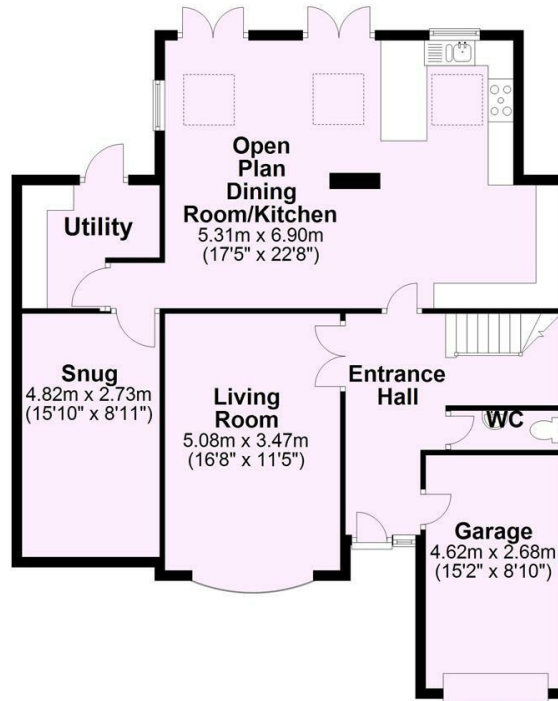
**Tenure: Freehold**

**Council Tax Band: E**



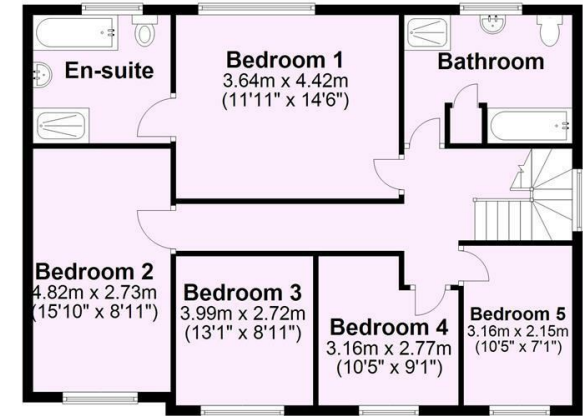
### Ground Floor

Approx. 105.3 sq. metres (1133.1 sq. feet)



### First Floor

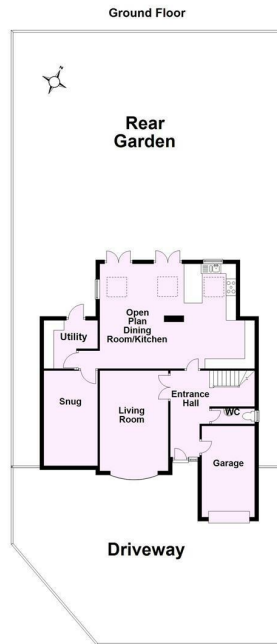
Approx. 83.6 sq. metres (899.9 sq. feet)



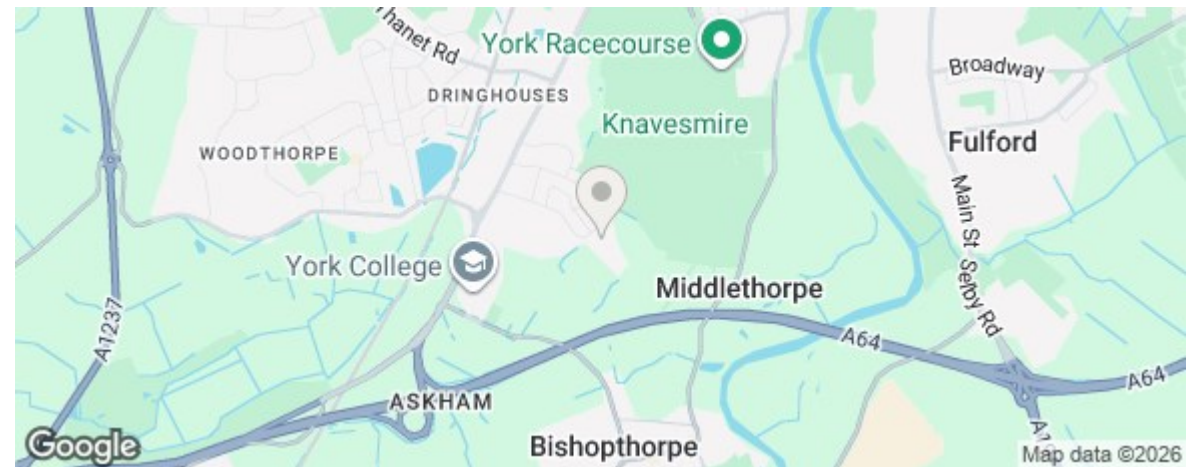
Total area: approx. 188.9 sq. metres (2033.0 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(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.
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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