



HUDSON  
MOODY

141 Chaloners Road, York YO24 2TB

Situated on a large corner plot in a popular residential location within the Dringhouses and Woodthorpe area of York, close to Thanet Road, you will find this well presented SEMI-DETACHED THREE BEDROOM HOUSE with a good sized garden and off street parking.

- Traditional Semi-Detached House
- Living Room
- Dining Kitchen
- Two Double Bedrooms
- Single Bedroom
- House Bathroom
- Generous Lawned Gardens
- Off Road Parking
- Excellent Local Amenities
- Good Access to York and A64.

**Offers In Excess Of £300,000**

**Tenure: Freehold**

**Council Tax Band: B**

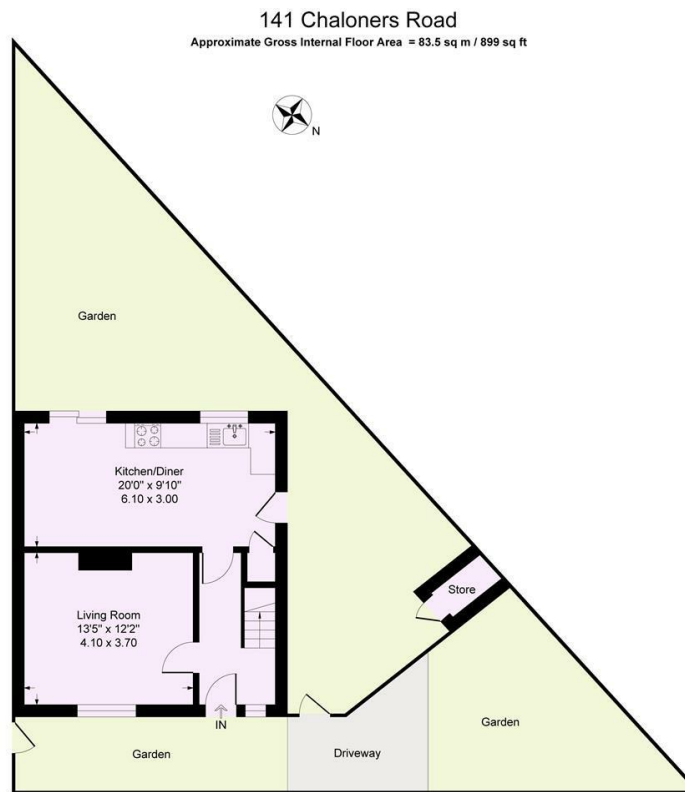


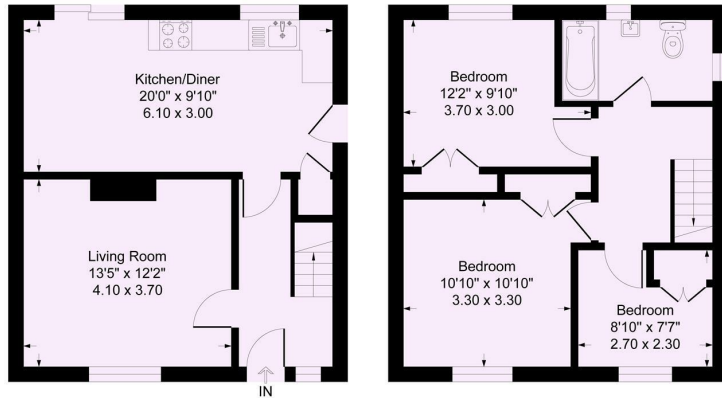
Illustration for identification purposes only, measurements are approximate, not to scale.





## 141 Chaloners Road

Approximate Gross Internal Floor Area = 83.5 sq m / 899 sq ft



Ground Floor

First Floor

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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