



HUDSON  
MOODY

70 Princess Drive, York YO26 5SY



**\*\*\* VIEWING RECOMMENDED \*\*\*** Situated in the modern development off Boroughbridge Road, in the popular area of Acomb, is this well-presented and spacious three storey townhouse boasting three double bedrooms and two bathrooms. Ideally suited to families, the property is conveniently positioned close to schools, a play park, local shops, and the outer ring road.

- Impressive Three Storey Modern Townhouse
- Dining Kitchen, Cloakroom and Utility to the ground floor
- Double Bedroom and Living Room on the First Floor
- Second Floor Master Bedroom with En-Suite Shower Room;
- Third Double Bedroom
- and Immaculate House Bathroom
- Loft partly boarded with built in ladder for extra storage
- Off Street Parking, Half Garage Storage Area With Electric Door and EV Charger
- Rear Garden with Patio
- Excellent Location, Close to York City Centre and Outer Ring Road

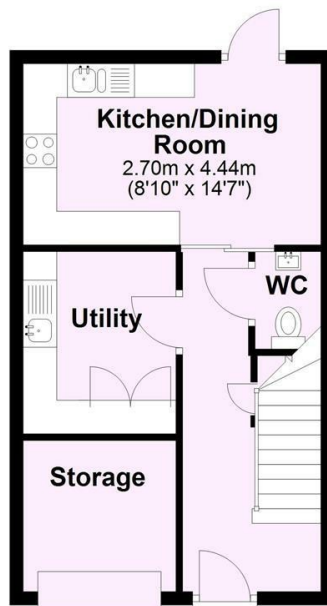
**Offers Over £325,000**

**Tenure: Freehold**

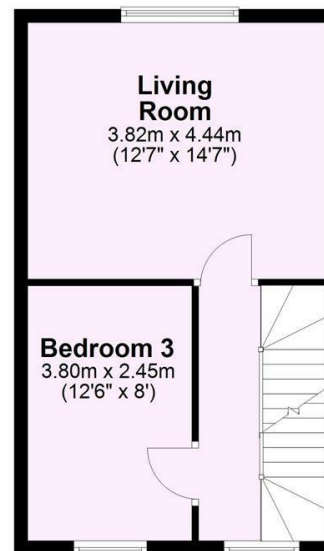
**Council Tax Band: D**



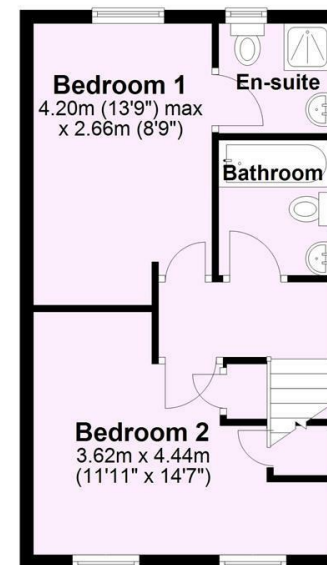
**Ground Floor**  
Approx. 34.9 sq. metres (375.7 sq. feet)



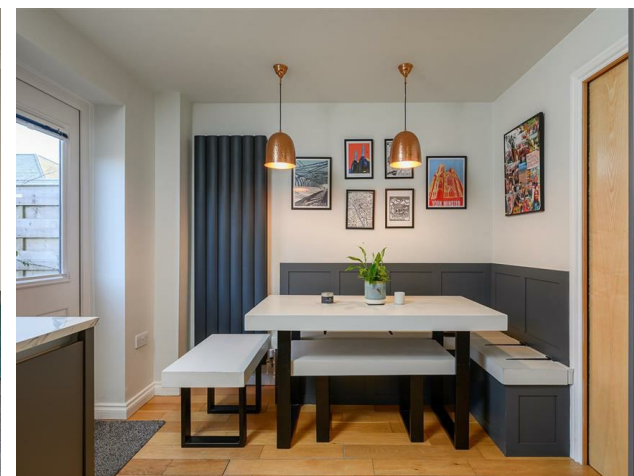
**First Floor**  
Approx. 34.3 sq. metres (368.8 sq. feet)



**Second Floor**  
Approx. 34.8 sq. metres (374.4 sq. feet)

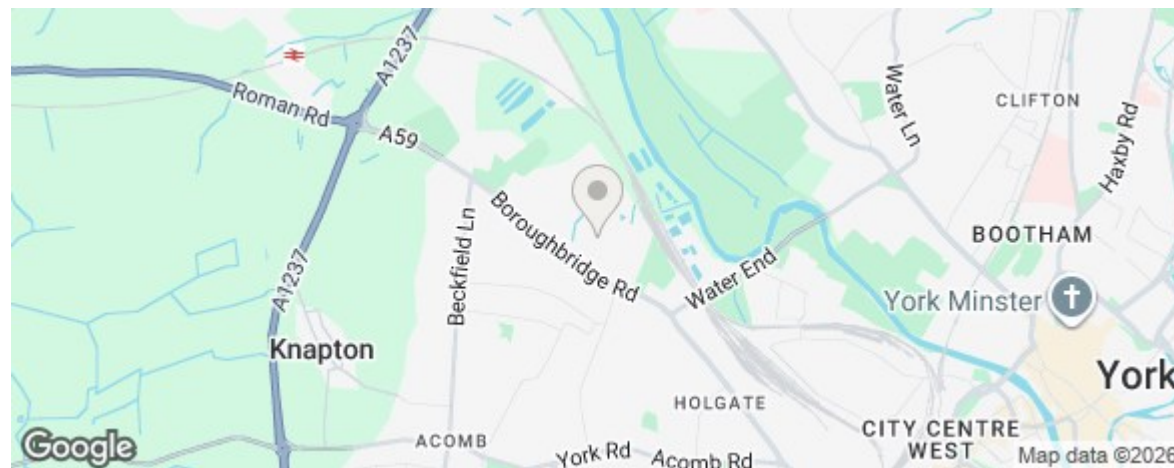


Total area: approx. 104.0 sq. metres (1118.9 sq. feet)









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>	76	80
(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		
England & Wales		
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.
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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**