



HUDSON  
MOODY

10 Regency Mews, Dringhouses, York YO24 1LL



A beautifully presented three bedroom terraced home. Situated in a sought after residential just off Tadcaster Road. Enjoying a wealth of nearby amenities and easy access to the city centre and A64

- Beautifully Presented Terrace Home
- Well Appointed Living Room with Gas Fire
- Open Plan Kitchen Dining Room
- Conservatory
- Principle Bedroom with En-suite Shower Room
- Two Further Bedrooms and a Family Shower Room
- Delightful Low Maintenance and Private Garden
- Allocated Parking Plus Visitors Spaces Available
- Excellent Location Close to York Knavesmire
- Local Amenities in Walking Distance Including Independent Cafe, Pub and Bus Service

**Guide Price £375,000**

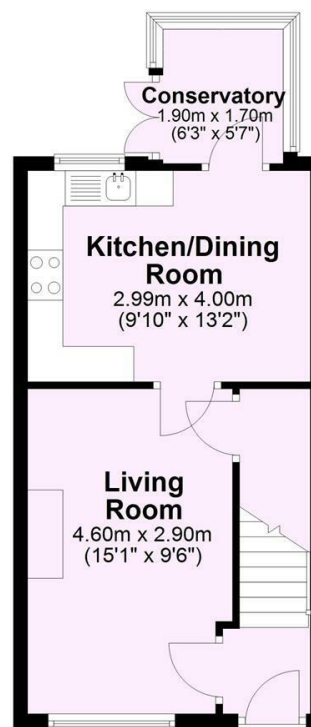
**Tenure: Freehold**

**Council Tax Band: D**



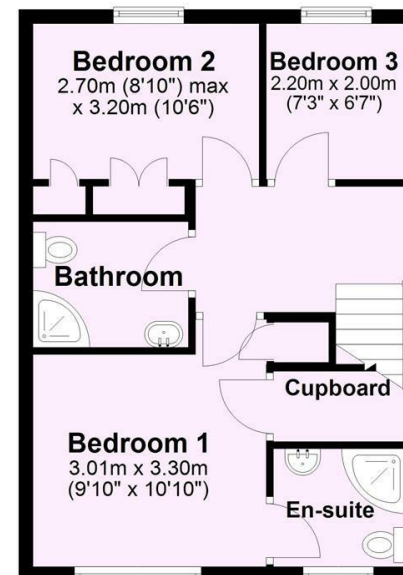
#### Ground Floor

Approx. 33.7 sq. metres (363.1 sq. feet)

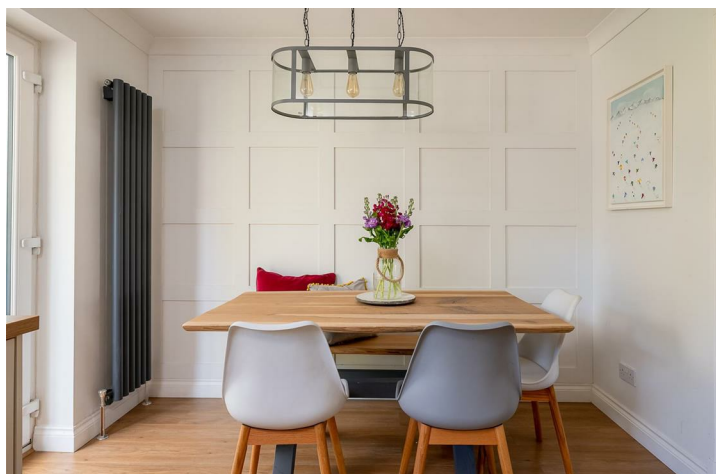


#### First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)

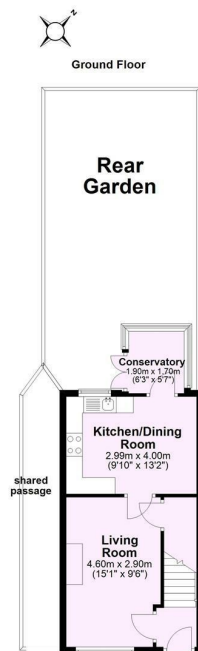


Total area: approx. 74.4 sq. metres (801.0 sq. feet)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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.

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