



HUDSON
MOODY

32 The Square, Dringhouses, York YO24 1UR

*** VIEWING HIGHLY RECOMMENDED

*** An attractive, substantial, four storey townhouse situated in The Square, complete with off street parking and garaging and situated within easy reach of York city centre, York College and the A64.

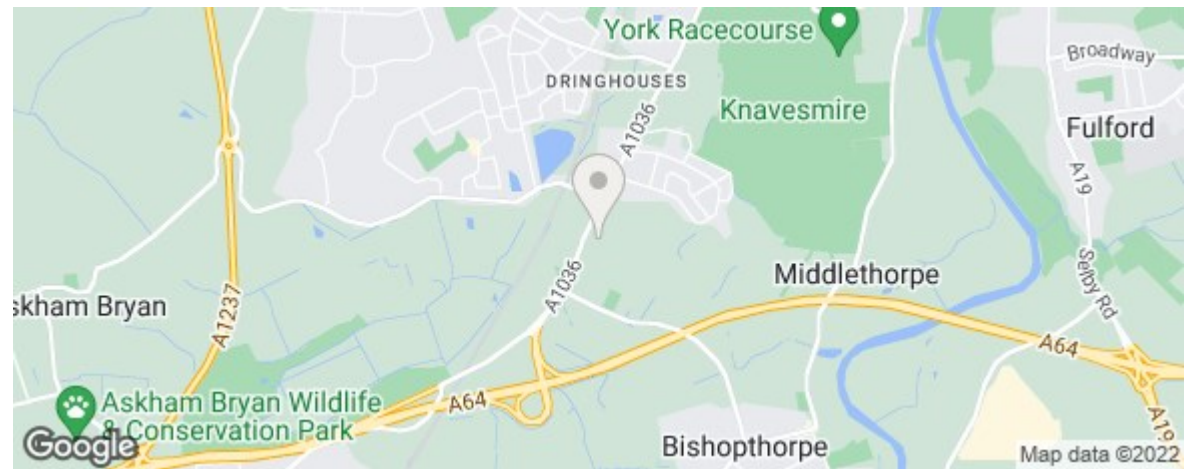
- Stunning Townhouse Offering Flexible Accommodation over Four Storeys
- Central Position Overlooking the Superb Garden Square
- Impressive Reception Hall
- Open Plan Living, Dining Room with French Doors onto the Balcony
- Spacious Modern Kitchen
- Master Bedroom Suite
- Four Further Bedrooms and Two Further Bathrooms
- Garden Room
- Integral Garage
- No Onward Chain

Offers In Excess Of £650,000

Tenure: Leasehold

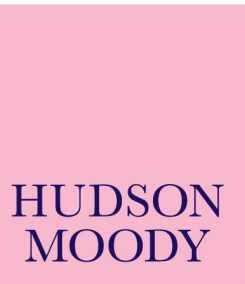






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	78
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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