



HUDSON  
MOODY

21 Greenfield Park Drive, York YO31 1JB



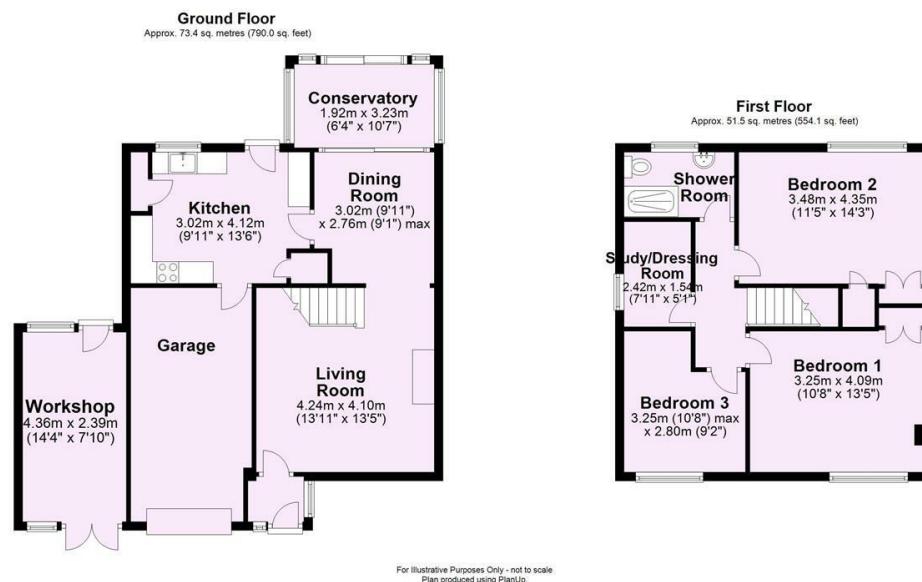
A well presented THREE BEDROOM END TOWNHOUSE with ADDITIONAL OFFICE/DRESSING ROOM, situated in the sought after Heworth area of York within easy access of York City Centre, York St John University, Vangarde Shopping Park and the A64.

- Well Maintained Throughout
- Three Double Bedrooms With Additional Office/ Dressing Room
- Living Room with Staircase to the First Floor
- Spacious Kitchen with Integral Appliances
- Dining Area and Conservatory
- Integral Garage
- Additional Workshop Area
- Driveway, Front and Rear Garden
- A Highly Sought After Location Close to Amenities and within the Catchment Area for Hempland Primary School
- No Onward Chain

**Guide Price £325,000**

**Tenure: Freehold**

**Council Tax Band: C**

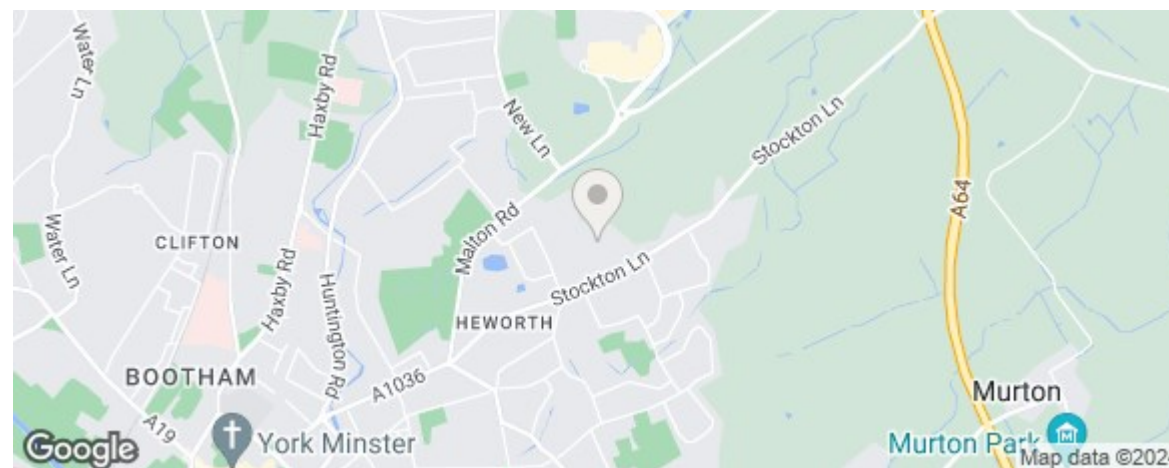








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



#### 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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