



HUDSON  
MOODY

7 Sandcroft Road, York YO24 2TD

A traditional SEMI-DETACHED HOUSE with superb SOUTH FACING garden, situated within in the popular DRINGHOUSES area inside the ring road to the south of York.

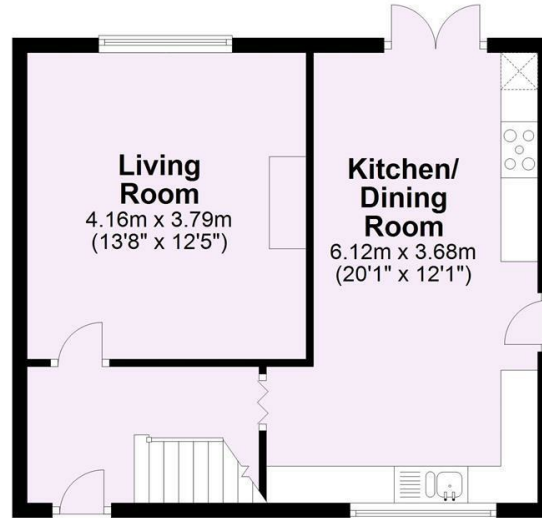
- Updated Semi-Detached House
- Living Room with Log burner
- Impressive Kitchen/Diner
- Two Double Bedrooms
- Third, Single, Bedroom or Office
- Modern House Bathroom
- South Facing Lawned Gardens with Covered Fish Pond
- Decked Patio
- Garden Storage/Workshop
- Off Street Parking for Two Cars

**Guide Price £295,000**

**Tenure: Freehold**



**Ground Floor**  
Approx. 42.4 sq. metres (456.3 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.3 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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>66</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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**IMPORTANT NOTICE**

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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.
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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**