



HUDSON
MOODY

28 Bursary Court, Dringhouses, York YO24 1UL

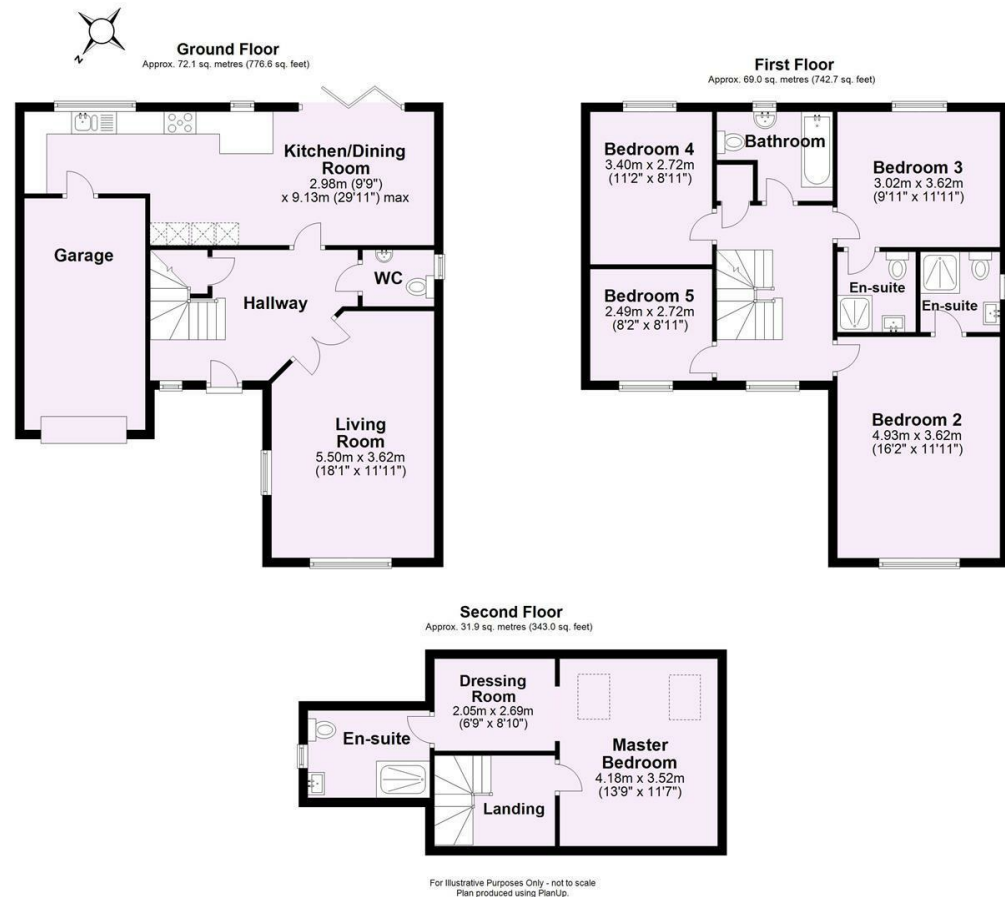
An impressive FIVE BEDROOM, MODERN DETACHED HOUSE situated in a QUIET CUL-DE-SAC lying just off Tadcaster Road within easy reach of local facilities, York city centre and the A64 feeding to the motorway network.

- Substantial Modern Detached House
- Spacious Living Room
- Impressive Breakfast kitchen Diner with Bifold Doors onto the Garden
- Four Double Bedrooms, Two En-Suite
- Single Room or Office
- Master Suite with Dressing Room and En-Suite Shower Room
- Large Enclosed, Lawned Garden Backing onto Open Countryside
- Integral Single Garage
- Ideally situated to enjoy pleasant walks on the Knavesmire
- Easy Access to Local Amenities and the A64

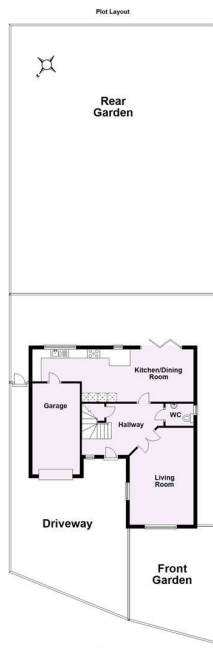
Guide Price £650,000

Tenure: Freehold

Council Tax Band: F







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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC	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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