



HUDSON
MOODY

8 Dawnay Cottages, Newton On Ouse, York YO30
2DN

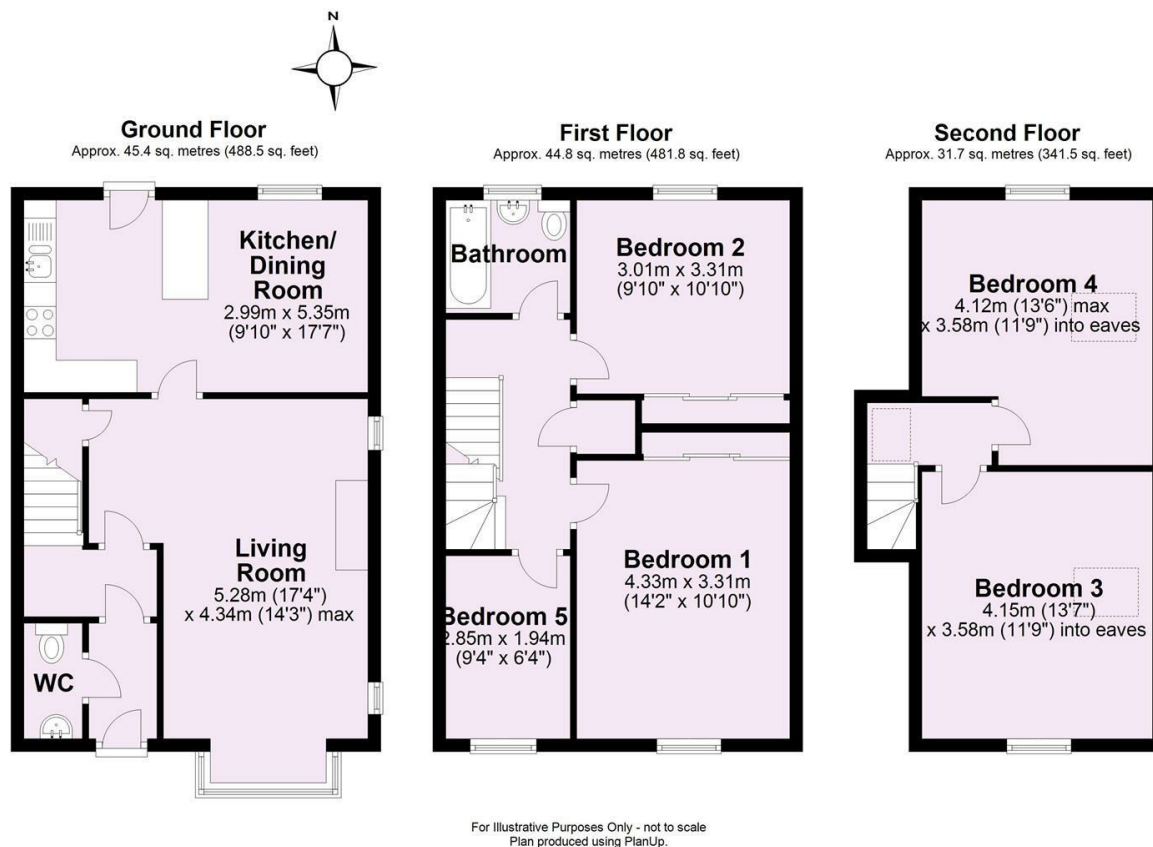
An immaculately presented five bedroom **END TERRACE HOUSE** situated in the charming village of Newton-On Ouse to the northwest of York.

- Impressive End Terraced House
- Spacious Living Room
- Open Plan Dining Kitchen
- Four Double Bedrooms
- Fifth Single Bedroom or Office
- House Bathroom
- Landscaped Rear Garden
- Single Garage and Two Off Street Parking Spaces
- Sought After Village Location
- No Forward Chain

Guide Price £350,000

Tenure: Freehold

Council Tax Band: C







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	

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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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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.
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