

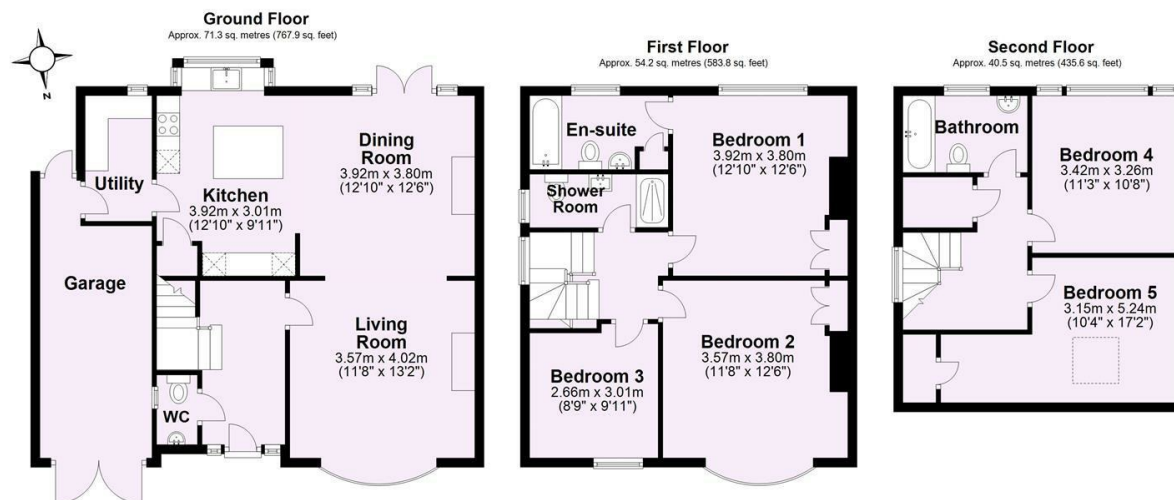


HUDSON  
MOODY

16 Trentholme Drive, York YO24 1EN

A traditional SEMI-DETACHED HOUSE, extended to create a spacious FIVE BEDROOM family home, situated just off Tadcaster Road within easy reach of the city centre.

- Traditional Semi-Detached House
- Open Plan Living / Dining / Kitchen
- Separate Utility Room
- Master Bedroom with En-Suite Bathroom
- Four Further Well Proportioned Bedrooms
- House Bathroom & Shower Room
- Well Maintained Mature Garden
- Garage & Driveway
- Envious Location With Views Across The Knavesmire
- Walkable Distance To The City Centre



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

**Offers In Excess Of £700,000**

**Tenure: Freehold**

**Council Tax Band: D**







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		
	55	74
England & Wales		
	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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