



HUDSON  
MOODY

76 Moor Lane, Dringhouses, York YO24 2QY





- Detached Barn
- Potential for Conversion Subject to Planning Permission
- Popular and Sought After Area
- Benefits from Mains Electricity and Water
- Adjoining Detached House Available by Separate Negotiation
- Private Access

**Guide Price £250,000**

**Tenure: Freehold**



#### VIEWING

All viewing is strictly by prior appointment with the sole selling agents, Hudson Moody. Please contact our offices at 58, Micklegate, York, YO1 6LF. Telephone (01904) 650 650.

#### LOCATION

The property is situated within a convenient location in the Dringhouses area of York.

#### AMENITIES

Mains supplies of water and electricity (to be confirmed).

#### OFFER PROCEDURE

Before contacting a Building Society, Bank or Solicitor you should make your offer to the office dealing with the sale, as any delay may result in the sale being agreed to another purchaser, thus incurring unnecessary costs. Under the Estate Agency Act 1991, you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

#### LOCAL AUTHORITY YORK

City of York Council, West Offices, Station Rise, York, YO1 6GA. Telephone 01904 551550.







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#### 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.

**58 Micklegate  
York  
North Yorkshire  
YO1 6LF**

**01904 650650**