



HUDSON
MOODY

21 The Square, Dringhouses, York YO24 1UR

The property lies in the prestigious development of The Square, built by Nixon Homes around immaculate central communal gardens. This spacious terraced townhouse lies in the far corner of The Square and offers excellent modern accommodation laid out over four floors together with integral garage and private garden to the rear.

- Impressive and Spacious Four Storey Townhouse
- Modern Development
- Integral Garage, Ground Floor WC, Utility Room and Versatile Garden Room
- First Floor Living Room with French Windows and Balcony Overlooking The Square
- Open Plan Dining Kitchen
- Three Second Floor Double Bedrooms
- Third Floor Master Bedroom with En-Suite Shower
- Central Communal Gardens
- Private Rear Garden with Patio and Lawn
- No Onward Chain

Offers In Excess Of £675,000

Tenure: Leasehold

Council Tax Band: G







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	



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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