



HUDSON  
MOODY

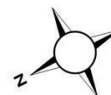
8 Regency Mews, Dringhouses, York YO24 1LL

A charming, immaculately presented, modern TWO BEDROOM END TOWN HOUSE situated just off TADCASTER ROAD and within easy reach of the city centre and outer ring road.

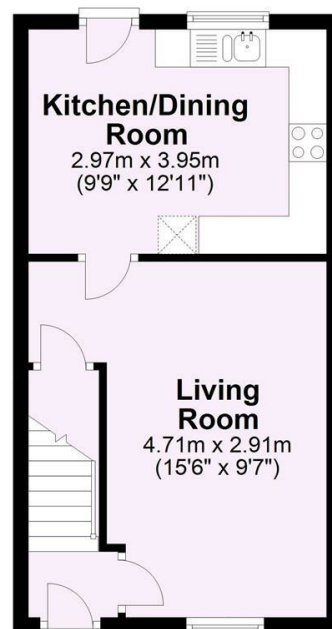
- Modern End Town House
- Attractive Living Room
- Generous Breakfast Kitchen
- Two Double Bedrooms
- Modern House Bathroom
- Low Maintenance Garden
- Designated and Visitor Parking
- Close to Local Shops and Amenities with Nearby Walks on The Knavesmire.

**Guide Price £315,000**

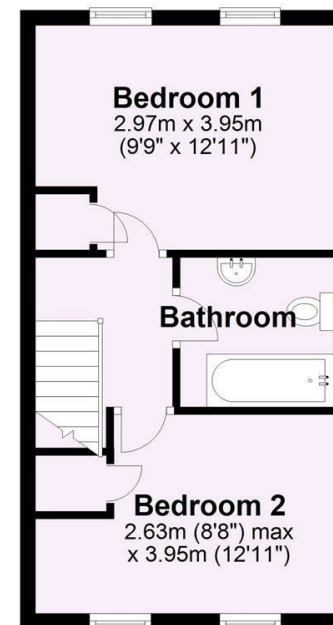
**Tenure: Freehold**



**Ground Floor**  
Approx. 30.8 sq. metres (331.0 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.0 sq. feet)



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







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</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	
<b>64</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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.
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