



HUDSON
MOODY

21 Sherringham Drive, York YO24 2SE

A beautifully presented and SPACIOUS SEMI-DETACHED house, situated in the popular WOODTHORPE area of York with nearby shops, schools and local facilities, together with easy access to the city centre and outer ring road.

- Modern Family Home
- Perfect for a First Time Buyer
- Spacious Living Room
- Immaculate Kitchen
- Large Conservatory
- Three Double Bedrooms
- House Bathroom
- Single Garage and Parking
- Landscaped Garden to Rear
- Excellent Local Shops and Facilities

Guide Price £300,000

Tenure: Freehold

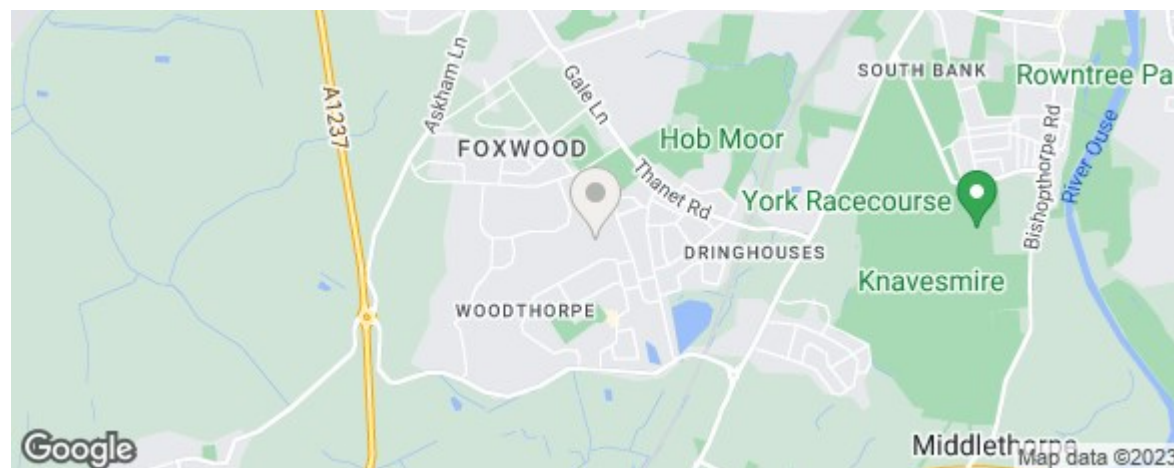
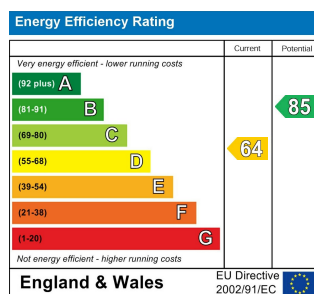
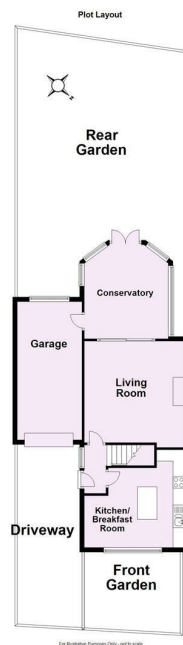
Council Tax Band: C



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Plan produced using PlanUp.







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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