



HUDSON
MOODY

75 Danebury Drive, York YO26 5EJ

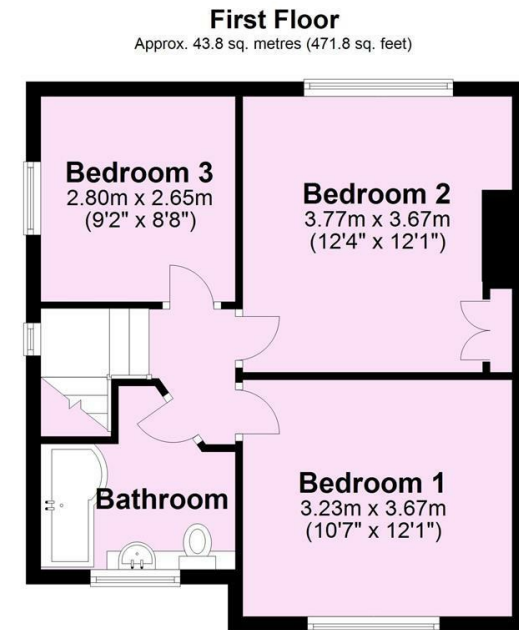
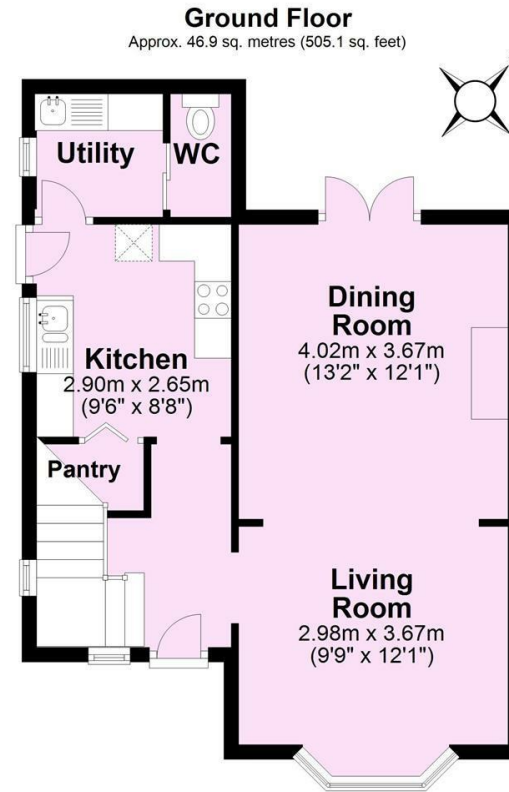
A well presented three bedroom SEMI-DETACHED HOUSE, located in the sought after area of ACOMB. Positioned on a generous plot with the added benefit of planning permission for a double storey extension.

- Modernised Throughout
- Ideal for First Time Buyers
- Open Plan Living/Dining Room with Multi Fuel Stove
- Utility and Ground Floor Cloakroom
- Two Double Bedrooms and a Further Single Bedroom
- Bathroom with Modern Suite
- Lawned Rear Gardens with Pergola and Summerhouse
- Local Shops and Amenities Close By
- Planning Granted for a Double Storey Extension
- Excellent School Catchments

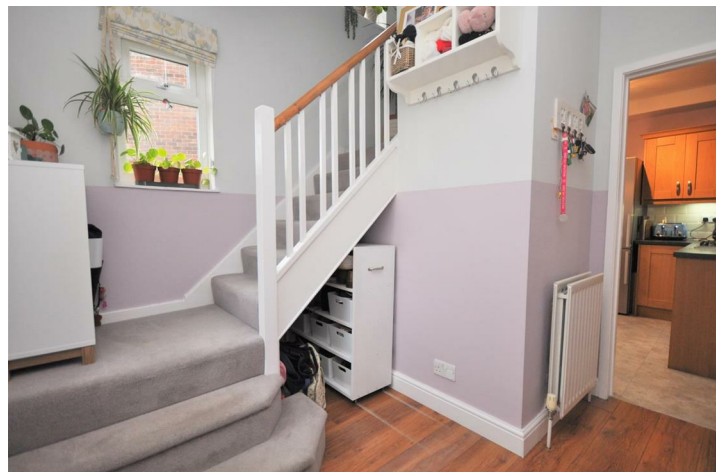
Guide Price £325,000

Tenure: Freehold

Council Tax Band: B



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







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			
		68	83
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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