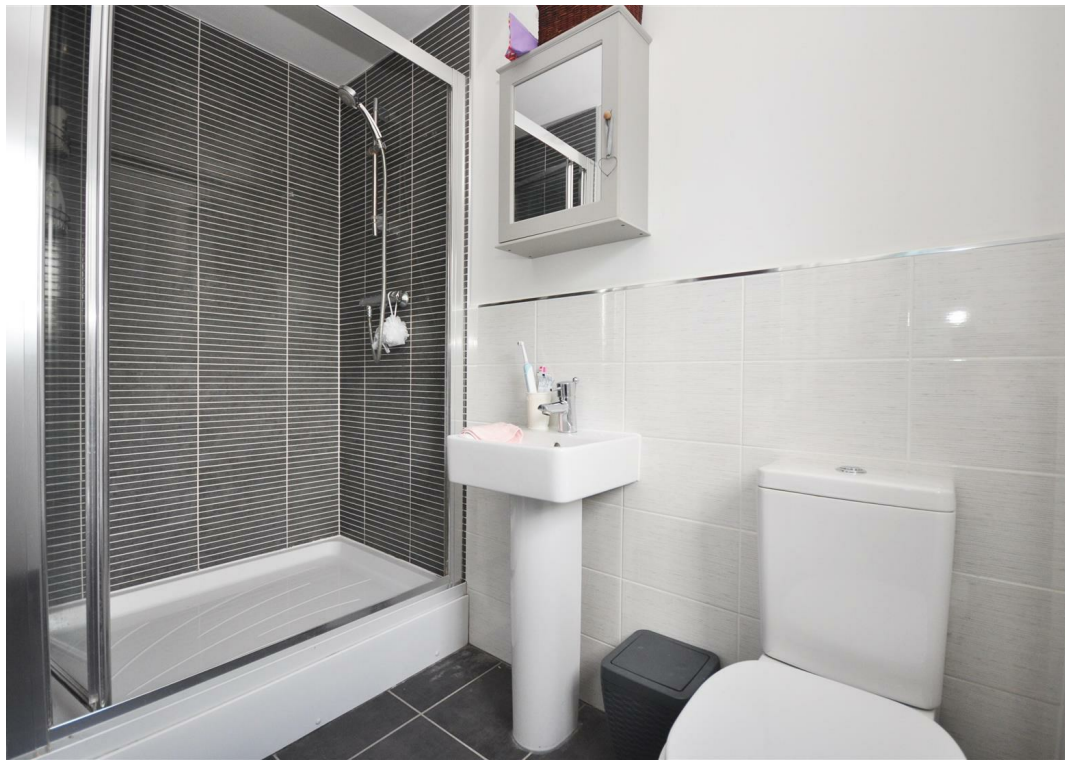




HUDSON
MOODY

15 Bursary Court, Dringhouses, York YO24 1UL



A well presented three storey TOWNHOUSE situated towards the end of a MODERN DEVELOPMENT, close to local amenities, the A64 and within easy reach of York city centre.

To the front of the property is an attractive garden and off street parking leading to the integral single garage whilst the front door leads into an entrance hall with ground floor cloakroom, stairs to the first floor, a useful utility room for white goods and a reception room with bi-folding doors onto the rear garden, versatile enough to be a garden room, office or occasional bedroom. The first floor landing gives access to a cloakroom whilst the spacious living room enjoys views over the attractive green parkland area opposite the house. To the rear is a beautifully fitted kitchen incorporating wall mounted ovens, a gas hob and extractor fan, dishwasher, tall fridge freezer and space for a dining table with French doors to a Juliet balcony giving additional light to the space and overlooking the rear garden.

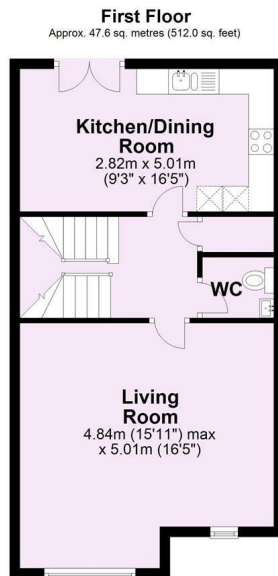
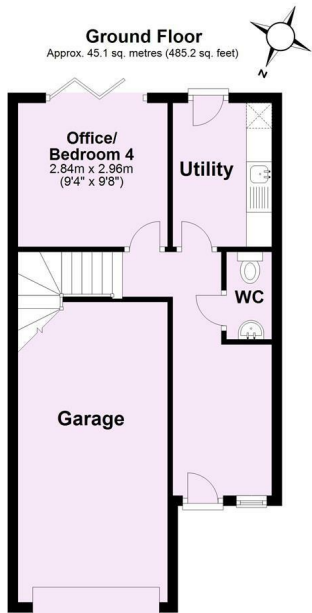
The top floor offers a master bedroom with en-suite shower room, the house bathroom with smart white suite and two further bedrooms, one of which is currently used as a study. To the rear of the house is an enclosed garden with a patio, a small lawn with barbeque area to the rear and paved footpaths either side as well rear access to the property.



- Modern Townhouse
- Bedroom 4/Office
- Spacious Living Room
- Beautifully Fitted Dining Kitchen
- Master Bedroom with En-Suite
- House Bathroom
- Two Further Double Bedrooms
- Single Garage With Ample Off Road Parking
- Easily Maintained Gardens To Front And Rear
- Close to Local Amenities
Guide Price £400,000

Tenure: Freehold





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

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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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