



HUDSON
MOODY

13 Dee Close, Woodthorpe, York YO24 2XP



A smartly presented MODERN DETACHED HOUSE situated in the popular WOODTHORPE area of York providing easy access to both the A64 and York city centre.

The house flows beautifully from room to room with a spacious entrance hall giving access to the bright sitting room, with windows giving views to the front and rear, and features a fireplace housing a gas fire. A further doorway leads along the rear of the property, passing a downstairs cloakroom, and into the light and beautifully fitted kitchen incorporating a cooker with gas hob, a washing machine and other integral appliances before leading back to the front of the property and to the good sized dining room.

The first floor offers a spacious master bedroom, two smaller bedrooms and the house bathroom with modern suite with shower over the bath.

To the front of the property is a well tended lawn with paved parking area and a gated driveway along the side leading to the single garage. To the rear is a paved patio, a further parking area and a manicured lawn with herbaceous border, summer house and storage shed.

The house lies conveniently for access to the A64 and York city centre with more local facilities available in Acomb village and Dringhouses.

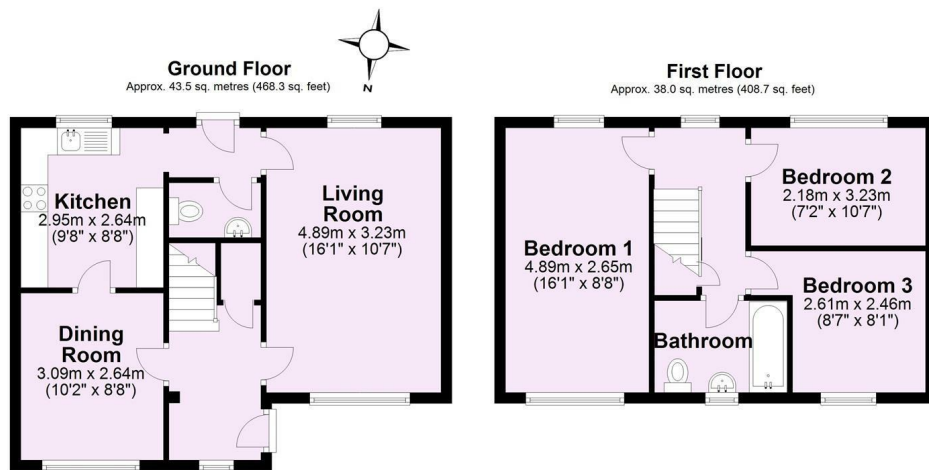


- Spacious Living Room
- Fitted Kitchen.
- Cloakroom
- Dining Room
- Three Bedrooms
- House Bathroom
- Ample Parking and Garage
- Beautifully Manicured Gardens
- Sought After Location
- Local Amenities.

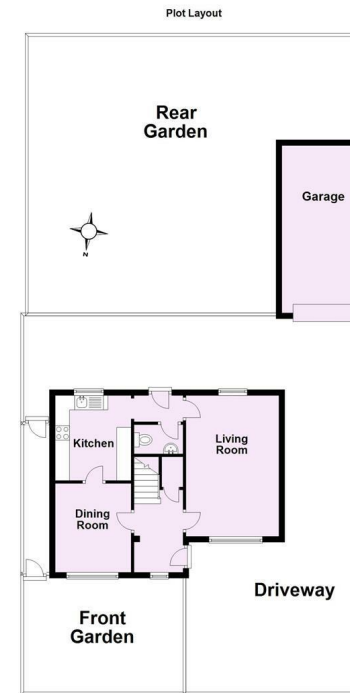
Guide Price £335,000

Tenure: Freehold

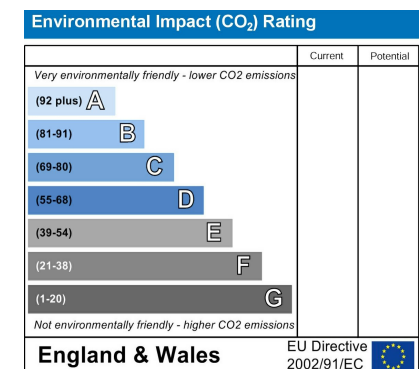
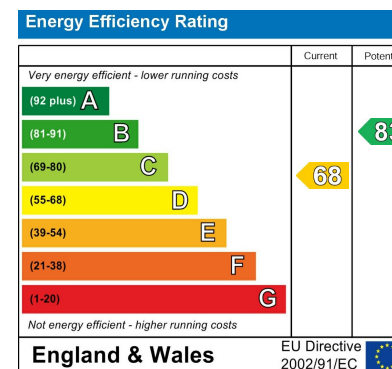




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Plan produced using PlanUp.



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IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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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