

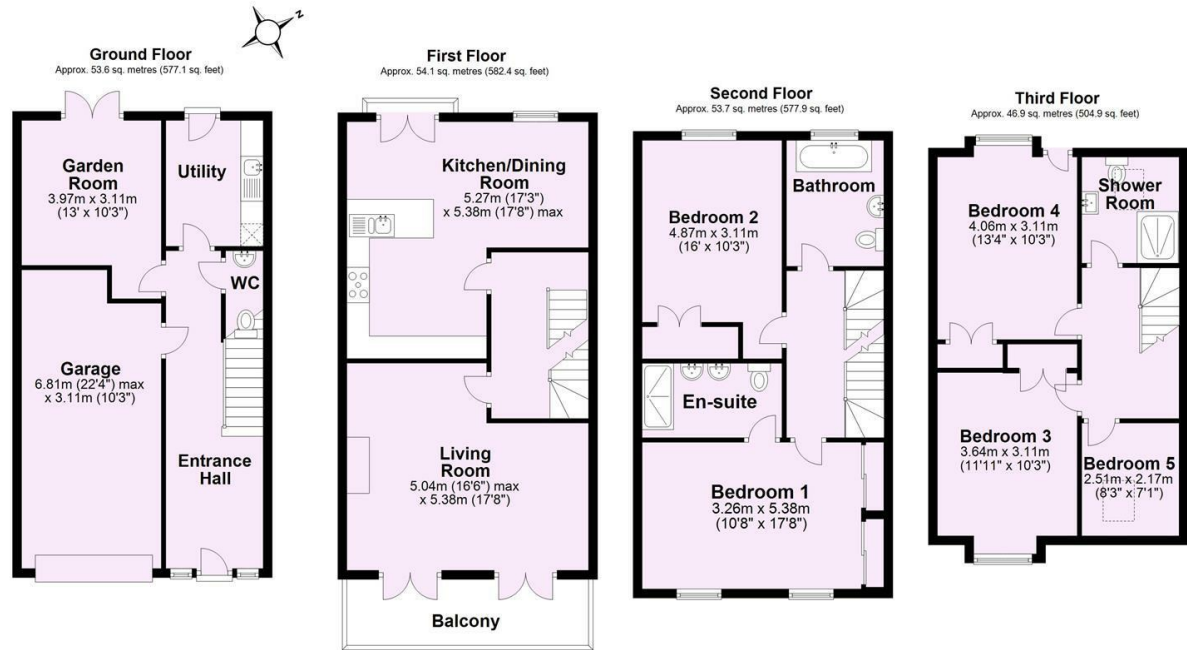


HUDSON
MOODY

30 The Square, Dringhouses, York YO24 1UR

Situated in The Square, a prestigious modern development lying within easy reach of York city centre and the outer ring road, is this SPACIOUS MID TERRACE TOWNHOUSE offering EXCEPTIONAL ACCOMMODATION laid out over four floors including an integral garage and pleasant rear garden.

- **Exceptional Townhouse**
- **Garage, Utility, Garden Room/Additional Bedroom if required**
- **Immaculate Dining Kitchen and Stunning Living Room with Balcony**
- **Master Bedroom with En-Suite Shower Room**
- **Double Bedroom and House Bathroom**
- **Two Third Floor Double Bedrooms**
- **Single Room or Study**
- **House Shower Room**
- **Pleasant Landscaped Garden**
- **Easy Access to York and A64 plus Local Amenities.**



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

Offers In Excess Of £650,000

Tenure: Leasehold

Council Tax Band: G

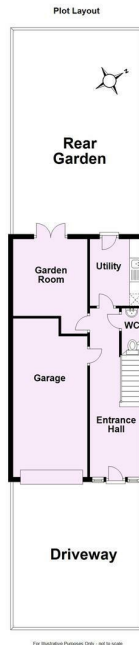
Lease Length: 250 (Years Remaining: 234)

Service Charge: £412.00 pa

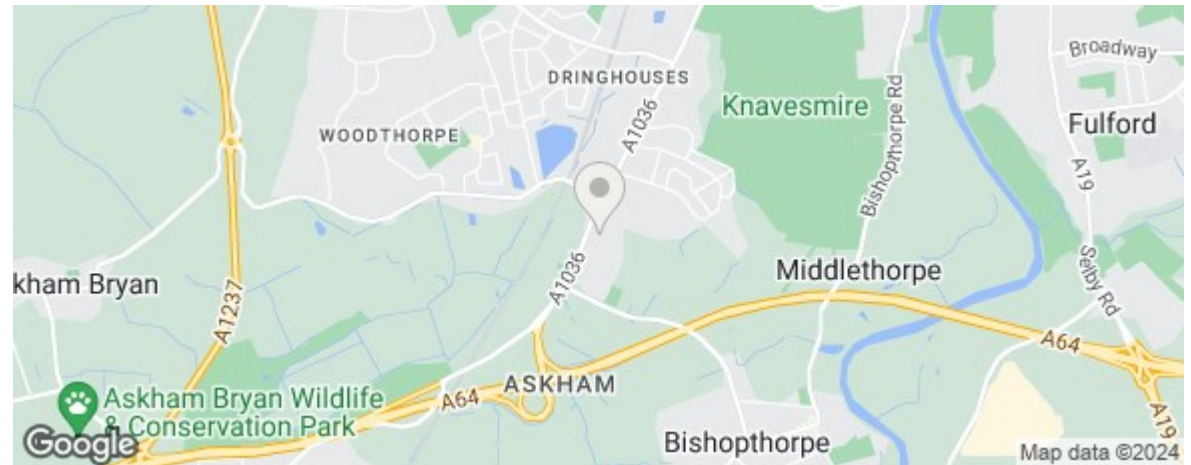
Ground Rent: £750.00 pa







| 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 | |



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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com