



HUDSON
MOODY

53 Lycett Road, Dringhouses, York YO24 1ND

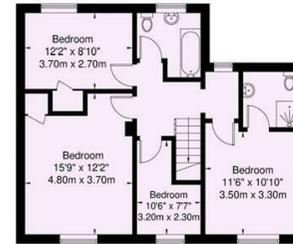
Situated in one of the most sought after areas of York, close to The Knavesmire, is this impressive and superbly presented family detached house that has been extended to one side offering generous living accommodation.

- Spacious Family Home with No Onward Chain
- Sought After Location with Amenities Close By
- Open Plan Living and Dining Room
- Versatile Snug/Ground Floor Bedroom
- Fitted Kitchen and Separate Utility with WC
- En-suite Bedroom One
- Additional Two Double Bedrooms and One Single / Home Office
- House Bathroom
- Low Maintenance Gardens
- Off Street Parking

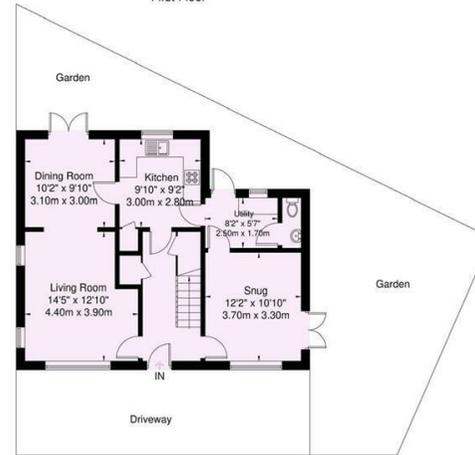
**Offers In The Region Of
£535,000**

Tenure: Freehold

53 Lycett Road
Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft



First Floor



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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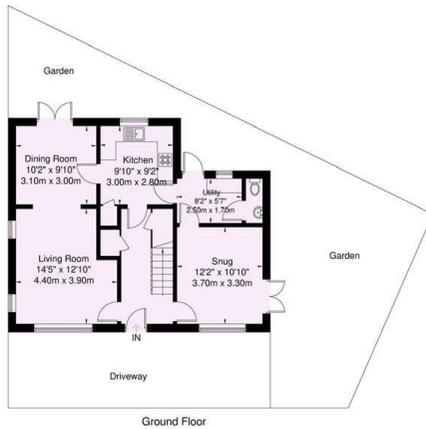


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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