



92A Tadcaster Road, Dringhouses, York YO24 1LT

HUDSON
MOODY

*****NO CHAIN*****

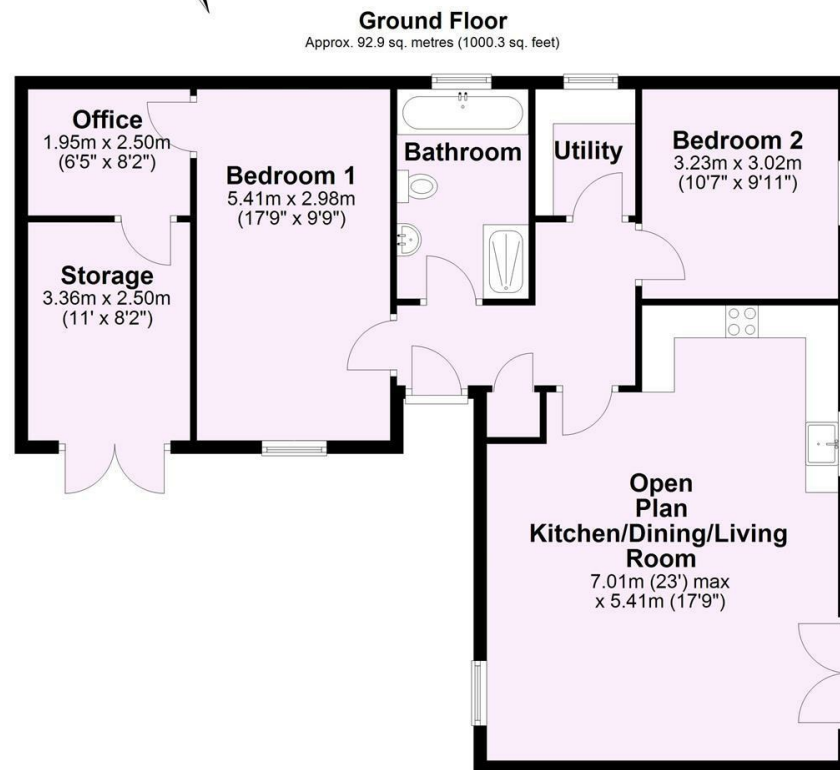
A superb two-bedroom detached bungalow, constructed in 2010, situated in a peaceful location off Tadcaster Road. Finished to a high standard, the property has underfloor heating installed throughout, with solar thermal panel and low-wattage lighting offering reduced running costs and low carbon footprint. ***
VIEWING HIGHLY RECOMMENDED ***

- Two Bedroom Detached Bungalow Built in 2010
- Enviaable Location on Tadcaster Road
- Modern Finish Throughout with Porcelain Tiled Flooring, Zoned Underfloor Heating and Log Burning Stove
- Driveway with Parking for Three Cars
- Four Piece Family Bathroom
- Open Plan Kitchen Living Space with Integral Appliances
- 11ft X 8'2ft Store with Garage Door
- Separate Study Space
- Solar Panel which Aids the Heating System
- Offered with No Chain

Guide Price £450,000

Tenure: Freehold

Council Tax Band: D



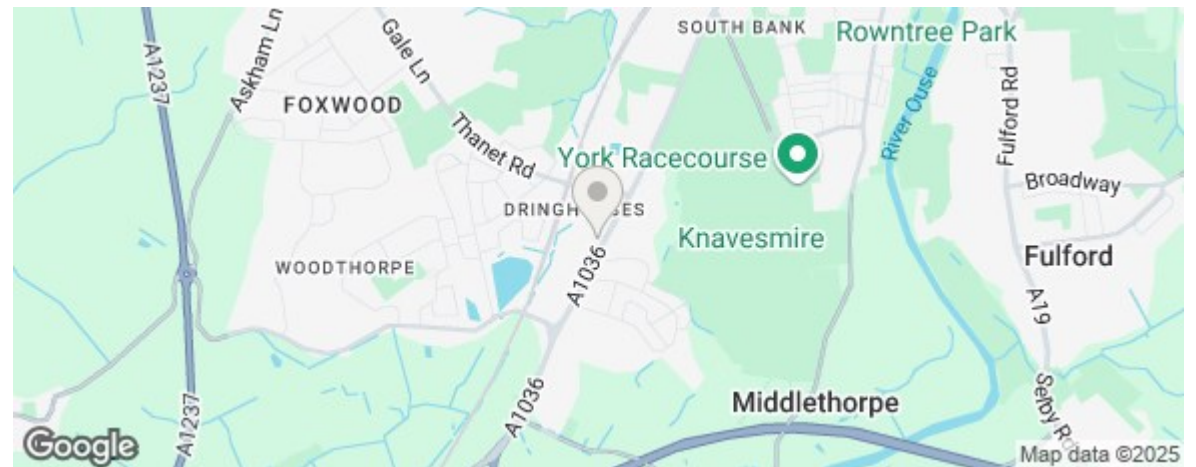
Total area: approx. 92.9 sq. metres (1000.3 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(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