



HUDSON  
MOODY

119 Chaloners Road, York YO24 2TB

## \*\*UNEXPECTEDLY REOFFERED BACK TO THE MARKET\*\*

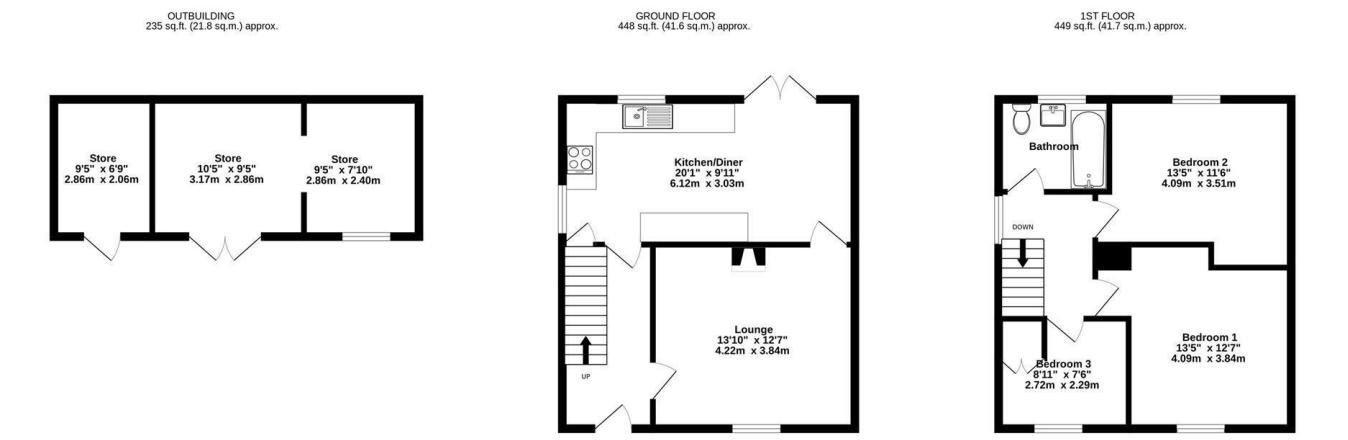
An immaculate semi detached home. Situated in the sought after residential area of Dringhouses, lying to the South West of York.

- Immaculate Semi Detached Home
- Stunning Open Plan Kitchen Dining Room
- Living Room with Bespoke Built in Storage and Log burning Stove
- High Specification Finish Throughout
- Contemporary Family Bathroom
- Two Double Bedrooms
- Third Good Sized Bedroom
- Large Garden with Lawn and Seating Area
- Substantial Insulated Garden Room
- Excellent Location Close to Amenities

**Offers Over £315,000**

**Tenure: Freehold**

**Council Tax Band: B**



**TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.**  
Whilst every care has been taken to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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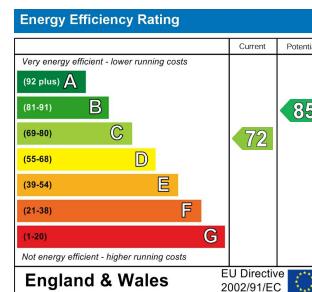


GROUND FLOOR  
683 sq ft. (63.5 sq.m) approx.



TOTAL FLOOR AREA: 683 sq ft. (63.5 sq.m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Prospective purchasers should make their own investigations.

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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.