HUDSON
MOODY
Old Orchard Moor Lea Avenue, York YO24 2PA

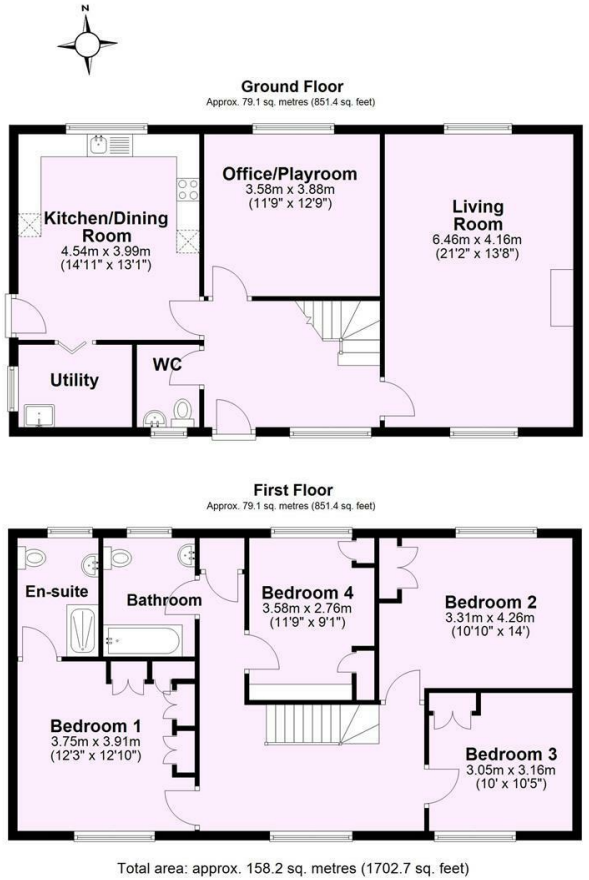
A substantial family home set within a unique development of only three properties, enjoying stunning open views over Hob Moor. Situated in the sought after area of Dringhouses, lying to the South West of York.

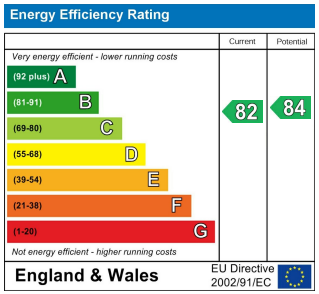
- A wonderful family home in a set back, peaceful location
- Grand entrance hall and galleried landing
- Spacious kitchen dining room enjoying views over the garden and field beyond
- Playroom, utility and ground floor WC
- Well appointed living room with brick fireplace
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Garage and solar panels
- No onward chain

Guide Price £550,000

Tenure: Freehold

Council Tax Band: E





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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.
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