



39 Princess Drive, York YO26 5SX

HUDSON
MOODY

A superb townhouse situated in a modern development in the popular Boroughbridge Road area of York providing easy access to York city centre and outer ring road.

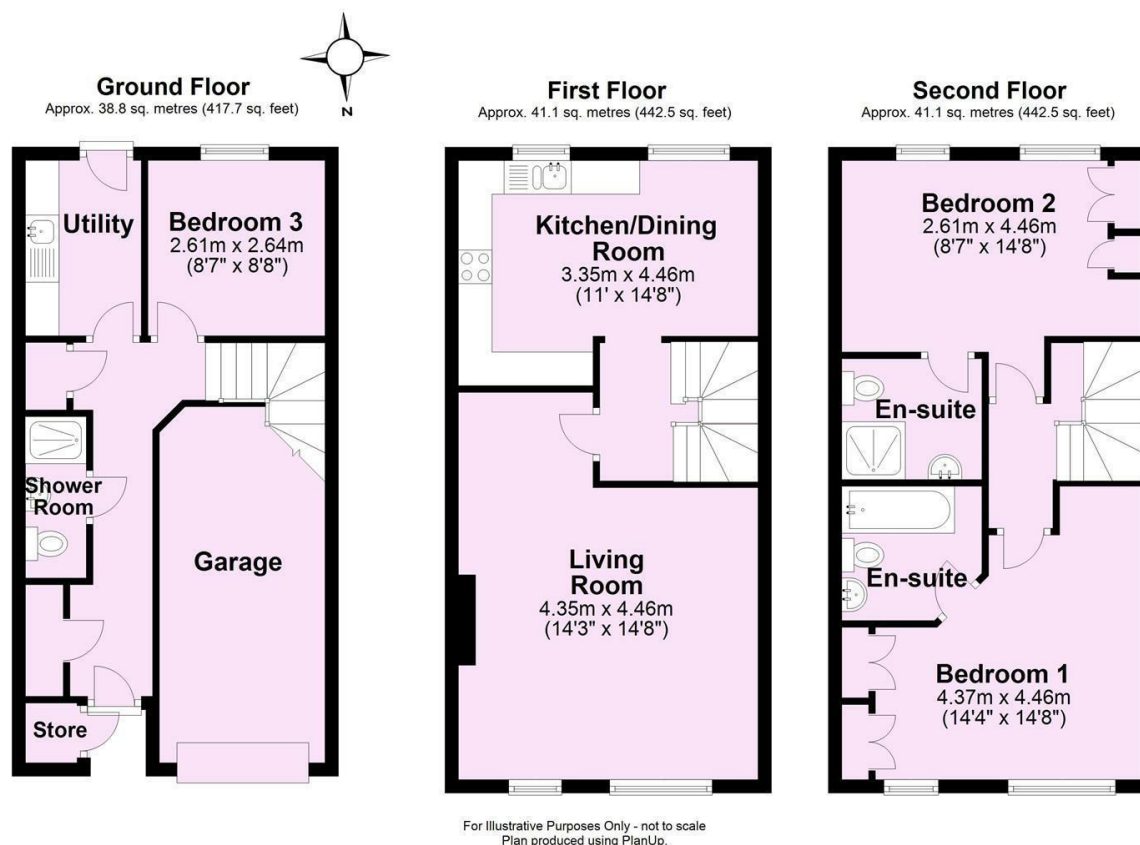
The house is situated in a quiet location off the main road with views over a green area and children's playground. The property offers generous accommodation over three floors comprising three bedrooms, three bathrooms and spacious living accommodation.

- Three Storey Spacious Townhouse
- Ground Floor WC, Office / Bedroom and Utility
- First Floor Kitchen and Living Room
- Kitchen with Dining Area and Integrated Appliances
- Master En-Suite Bathroom
- Additional Double Bedroom with En-Suite Shower Room
- South Facing Garden with Rear Access
- Garage and Off-Street Parking
- Located within Easy Access to Amenties

Guide Price £325,000

Tenure: Freehold

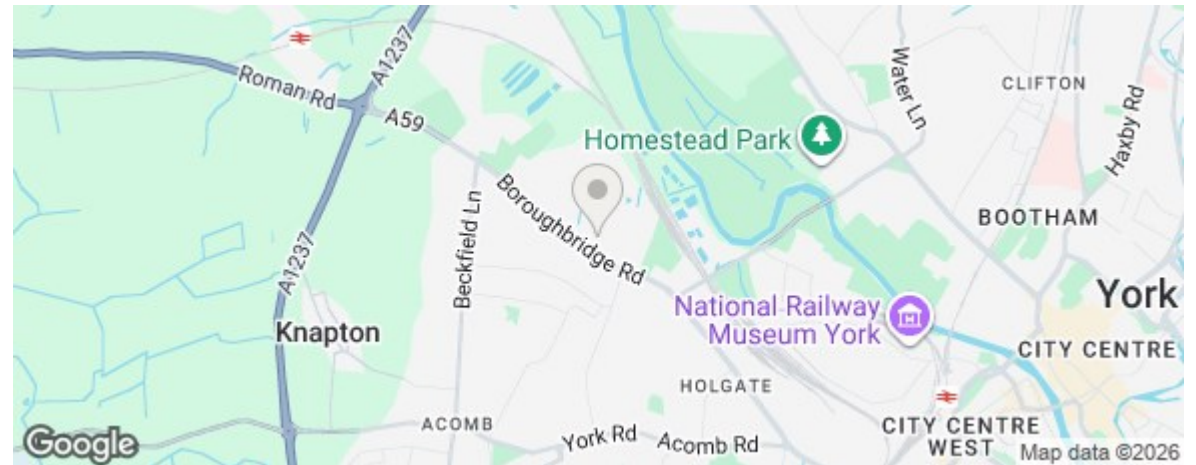
Council Tax Band: D







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
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