



HUDSON
MOODY

3 Alexa Court, York YO24 3DN

Tucked away within a small, exclusive modern development just off the main street in the sought-after village of Acomb, this superbly presented detached home offers spacious, versatile living and an attractive private garden, ideal for families and professional couples alike.

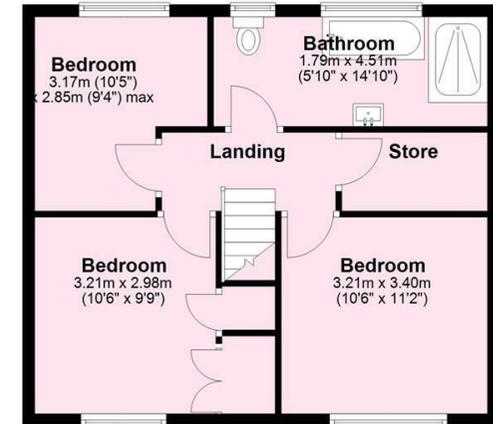
The property features three double bedrooms and generous living accommodation throughout, including a beautifully bright lounge and a stylish modern dining kitchen.

- Modern Detached House
- Ideal Location Close to Village Amenities
- Spacious Living Room & Conservatory
- Modern Dining Kitchen.
- Rear Lobby and Ground Floor WC.
- Three Double Bedrooms
- Luxury House Bathroom
- Attractive Rear Garden
- Single Garage
- Good Access to York and Motorway Network

Ground Floor
Approx. 56.6 sq. metres (609.3 sq. feet)



First Floor
Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 105.0 sq. metres (1129.9 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.

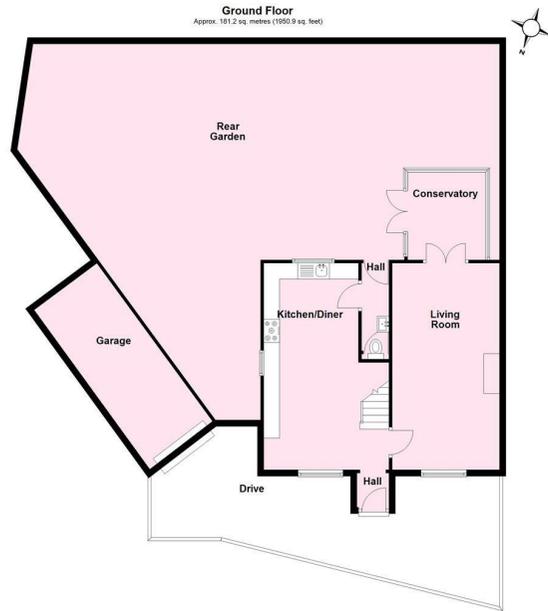
Guide Price £425,000

Tenure: Freehold

Council Tax Band: E

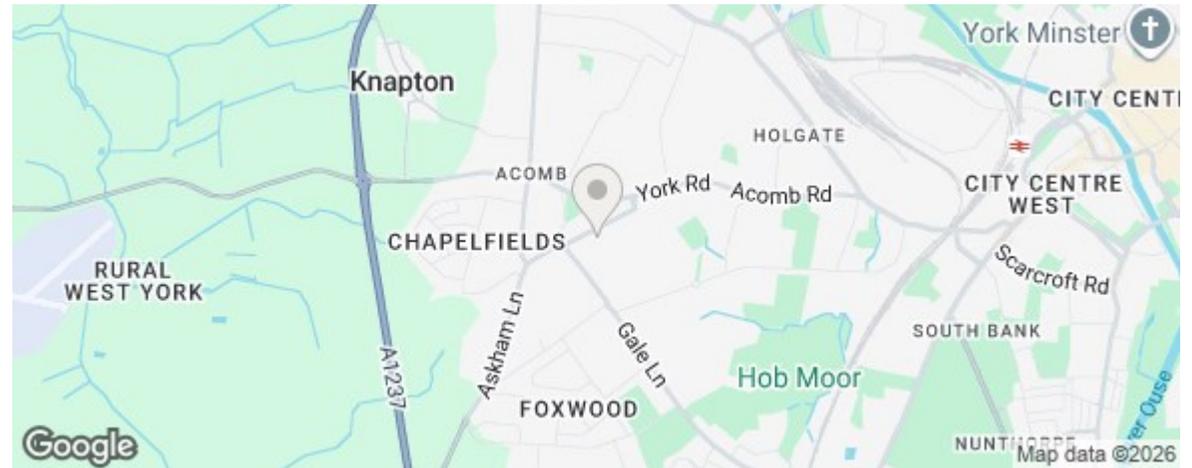






Total area: approx. 181.2 sq metres (1950.9 sq. feet)
Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and the storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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