



35 Ousebank Drive, Skelton, York YO30 1ZB

**HUDSON
MOODY**

*****ATTENTION FIRST TIME BUYERS & INVESTORS***** A spacious one double bedroom end town house, with allocated parking space, situated in a much sought after development by David Wilson Homes. Located in the highly regarded village of Skelton, to the north of York, the outer ring road is close by, allowing access to York City Centre, the retail parks and the A64.

- Ideal For Investors & First Time Buyers
- 1 Double Bedroom Town House
- Allocated Off-Road Parking Space
- Open Plan Living / Kitchen To The First Floor
- Ground Floor Bedroom With Wardrobes & Modern Bathroom
- Private Bin Store & Lawn Area
- Built By David Wilson Homes
- Still Within The 10 Year NHBC Guarantee
- Village Amenities Close By & One Mile To The Ring Road
- EPC Rating Of B

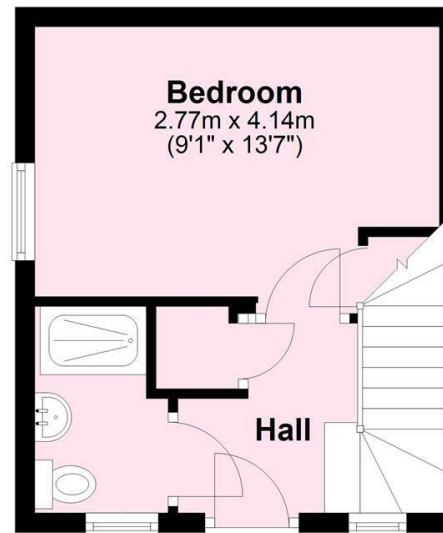
Offers Over £200,000

Tenure: Freehold

Council Tax Band: B

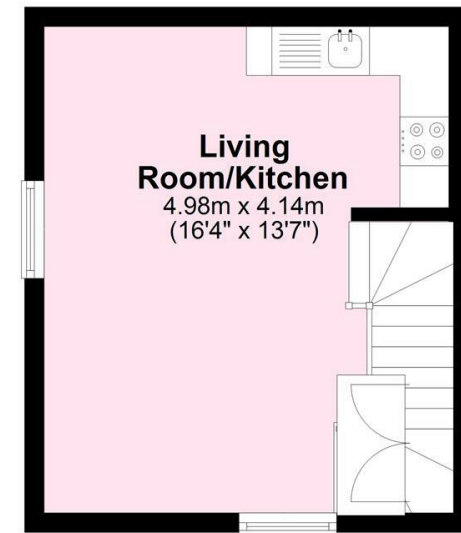
Ground Floor

Approx. 20.5 sq. metres (220.4 sq. feet)



First Floor

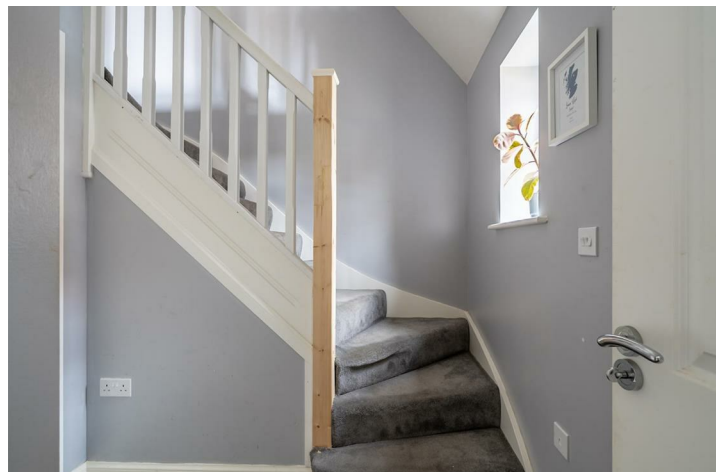
Approx. 20.6 sq. metres (222.2 sq. feet)



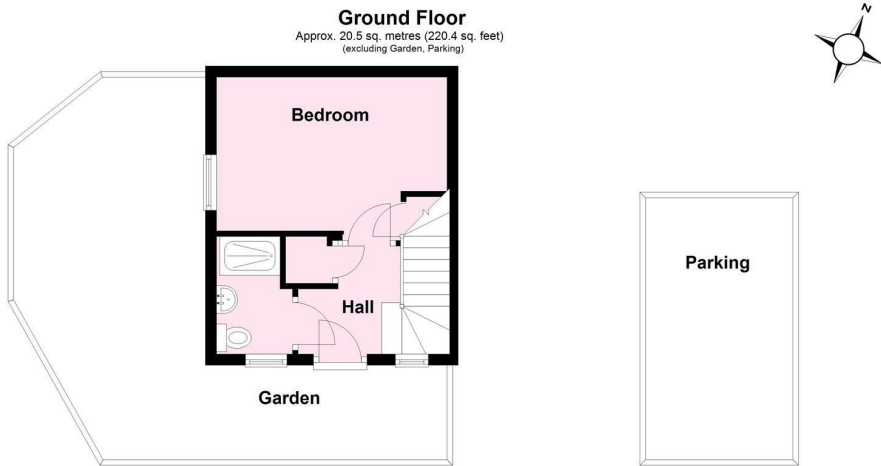
Total area: approx. 41.1 sq. metres (442.6 sq. feet)

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

Plan produced using PlanUp.







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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		83	
(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	

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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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