



HUDSON
MOODY

25 The Square, Tadcaster Road, York YO24 1UR



***** VIEWING RECOMMENDED *****A beautifully presented MODERN TOWNHOUSE situated around a GARDEN SQUARE with easy access to the City of York and main road networks.

An imposing reception hall with downstairs cloakroom, leads through to a utility room and garden room- which is also perfectly suited to use as a 5th bedroom, and access to the integral garage.

To the first floor a landing leads into a large open plan dining kitchen to the rear and a sitting room to the front with two pairs of double glazed doors leading out onto a balcony. To the second floor is a landing giving access to three further bedrooms and the house bathroom whilst to the second floor is a large open plan master suite comprising bedroom, bathroom and dressing room with access to a fully boarded out storage loft. To the front is an area of off street parking which leads to a single garage whilst at the rear is an attractive landscaped garden.

The property has been built to the highest specifications and boasts an excellent finish.

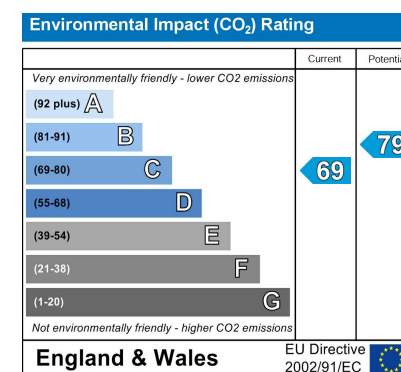
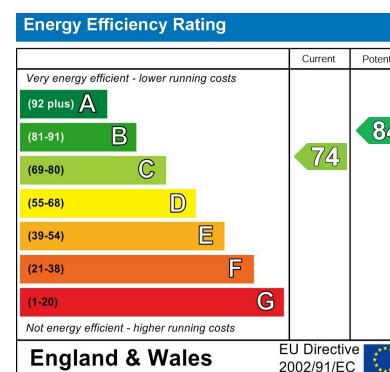
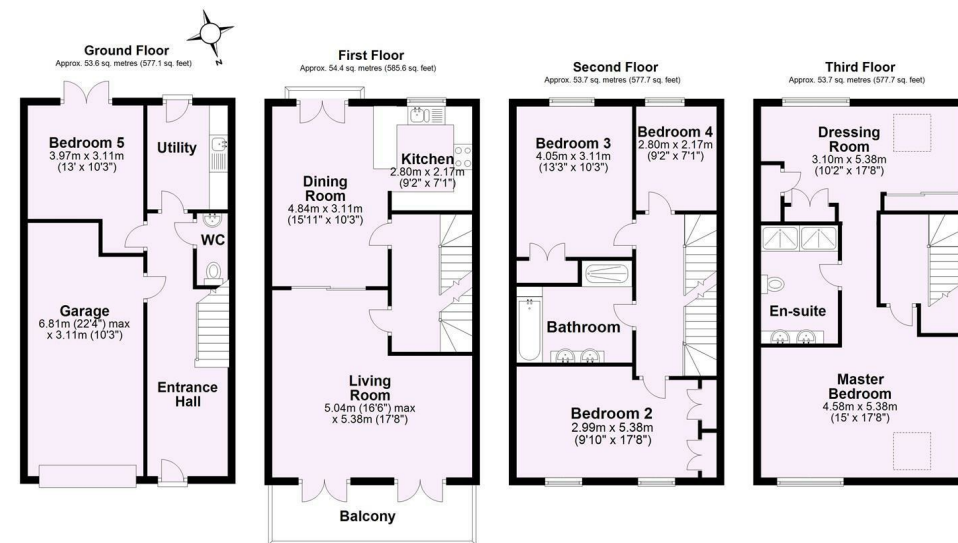


- Superb Modern Townhouse
- Reception Hall
- Garden Room and Separate Utility
- Open Plan Dining Kitchen & Large Sitting Room
- Master bedroom with En-suite
- Three Further Bedrooms
- House Bathroom
- Off Street Parking and Single Integral Garage
- Landscaped Gardens

Guide Price £650,000

Tenure: Leasehold





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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.

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